



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
JANUARY 28, 2019**

45 Lyon Terrace,  
Room 210  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
(203) 576-7213 Fax

**ATTENDANCE:** Mel Riley, Acting Chair; Anne Pappas Phillips, Acting Secretary, Cesar Augusto Cordero, Thomas R. Fedele, Robert J. Filotei, Arturo R. Gravina-Hernandez, Carlos Moreno, Robert L. Morton, Reginald Walker

**STAFF:** Dennis Buckley, Planning and Zoning, Atty. Russell Liskov, City Attorney's Office

**CALL TO ORDER.**

Commissioner Riley called the meeting to order at 6:35 p.m. He then introduced the Commissioners seated and reviewed the hearing protocols with those present.

**CONTINUED BUSINESS**

**C-2 (18-43) 1308 & 1320 Madison Ave. – Petition of Quince Street, LLC & JI Real Estate Holding, Inc – Seeking a special permit, site plan review and a zone change from a residential two-family zone (RB) to a residential multi-family zone (R-C) to permit the construction of four (4) 2-story buildings containing 8-residential units.**

It was announced that the Planning and Zoning Department had received a letter from Attorney Russo requesting that this item be continued to February 25th. This is their third continuation.

**(19-06) 173 Atlantic Street – Petition of Vi Home Corporation – Seeking a sit plan review and a Coastal Site Plan Review to permit the construction of a 3-family dwelling in a NCVD zone and coastal area.**

It was announced that a request had been received to defer this Agenda Item to February 25th.

**(19-01) 1044 Brooklawn Ave. – Petition of Vitro's LLC – Seeking an approval of location to permit a package store use and the issuance of a package store liquor license in an OR zone.**

It was announced that a request had been received to defer this Agenda Item to February 25th.

## EXECUTIVE SESSION

Atty. Liskov came forward to request an Executive Session to discuss pending litigation involving two cases: Brookside Packaging vs. Bridgeport Planning and Zoning Commission and Spodnick vs. Bridgeport Planning and Zoning.

**\*\* COMMISSIONER MORTON MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION INVOLVING TWO CASES: BROOKSIDE PACKAGING VS. BRIDGEPORT PLANNING AND ZONING COMMISSION AND SPODNICK VS. BRIDGEPORT PLANNING AND ZONING.**

**\*\* COMMISSIONER MORENO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The Commissioners and Atty. Liskov entered into Executive Session to discuss pending litigation involving two cases: Brookside Packaging vs. Bridgeport Planning and Zoning Commission and Spodnick vs. Bridgeport Planning and Zoning at 6:32 p.m. They returned to Public Session at 6:55 p.m. No actions were taken or motions made during Executive Session.

**(19-08) Text Amendment – Petition of the Planning & Zoning Commission – Seeking a modification of Sec. 12-10 a & b of the City of Bridgeport Zoning Regulations regarding the approval of location for all uses that involve the sale of alcohol.**

Atty. Liskov requested this Agenda Item be deferred.

**(19-09) Text Amendment – Petition of the Planning & Zoning Commission – Seeking to amend Sec. 14-9 to permit the Zoning Administrator, the Planning Director and the Director of Planning and Economic Development to submit for consideration map changes and text amendments to the Planning & Zoning Commission.**

Atty. Liskov requested this Agenda Item be deferred.

Commissioner Riley noted that there were a large number of people in the audience who were attending in support of the New Vision International Ministries application. He then suggested that the Commission consider hearing that petition first in order to let the audience members return home at an earlier time. This was agreeable to all.

**(19-07) 35-69 Benham Ave. – Petition of New Vision International Ministries – Seeking an adaptive reuse, a special permit and a site plan review to permit the establishment of a house of worship use on the 2nd floor of the existing manufacturing facility in an R-B zone.**

Atty. Willinger came forward and spoke about the application. He said that Pastor Upshaw was present. He said that the church wants to do an adaptive reuse. A previous application in 2016 was approved for 36 residential units.

The building was constructed in 1920 for textile manufacturing and had a number of other manufacturing uses. Mr. Palmieri purchased the building and spent money to preserve the historical features.

Atty. Willinger distributed copies of letters to the Commissioners.

The same architect, Mr. Christopher Hull, that Mr. Palmieri used is involved in the current application. Mr. Hull wrote a letter about this which is included in the exhibit. Ms. Jenny Scofield, the State and National Register Coordinator for the State of Connecticut also had a letter of support in the packet. The last two documents in the packet were from the Zoning Department confirming that the building was eligible for adaptive reuse.

New Vision Church will be relocating the current specialty printing company down to the first floor near the stamp company that has been doing business in Bridgeport for the last 140 years. There are also some other industrial businesses on the first floor including warehousing. None of these businesses are open on Sunday.

Atty. Willinger then displayed a floor plan that should the three renovation phases. The main sanctuary will have 260 seats. Phase 2 will have the administrative offices with three full time employees. Phase 3 will include a banquet hall and a kitchen for church events on the week-end.

The sanctuary will be used from 10 a.m. to 12:30 p.m. on Sundays. During the week there will be Bible studies between 7 to 9 p.m. and various classes on other nights from 6 p.m. to 9 p.m.

Commissioner Phillips asked if there was a separate entrance for the church. Atty. Willinger said that he believed that there was a separate entry. He explained that Mr. Hull was delayed and would be arriving shortly. When Mr. Hull arrived, he would be able to confirm the existence of the separate entryway and show the Commissioners where it was on the plans.

Atty. Willinger said that the church has been located in the South End for the last 17 years. However they want to have the rental property on the first floor and relocate in a better neighborhood. He then listed the various programs that the Church sponsored for the South End neighborhood and said that they are looking to provide the same services for the West End when they move.

The church will repair and re-stripe the parking lot and add as much landscaping as possible. Atty. Willinger said that when there is an adaptive reuse, the Commission sets the standards.

Commissioner Phillips asked about the landscaping and wanted to know if there would be more landscaping added. Atty. Willinger said that the architect would be arriving shortly but added that there was not much space to add more landscaping.

Atty. Willinger said that right now they have about 175 congregants and that they average about 3 people per vehicle. There are 79 parking spaces. On Sunday mornings there is abundant off site parking and the church has already spoken to the Board of Education about potentially using the nearby school parking if needed

Commissioner Filotei asked about where the buses would be parked. Atty. Willinger said that they would not be parking buses on the lot. Rev. Dexter Upshaw came forward and said that they would be using vans, not buses to transport any congregants that were not able to park in the lot.

Atty. Willinger said that there had been a meeting on December 31st with the various departments about the plans and that there were no issues brought forward by City staff.

He then pointed out that the Special permit standards require confirmation of compliance with the Master Plan, and it does not impair future development. There are no height conflicts, no impact on neighbors or Long Island Sound. There are no additional traffic issues or existing uses.

The site plan has a number of construction issues, but this is an already existing building. The site plan also addresses the environmental issues.

Atty. Willinger said that this was a less intense use and cited the Religious Act.

Atty. Willinger then submitted two petitions in favor of the application.

Commissioner Riley asked if there were members of the audience who wished to speak in favor of the application. Rev. Upshaw came forward and asked members of his congregation to stand. 80% of the audience stood.

Rev. Upshaw said that he had moved to Bridgeport to become involved in New Vision. An aging warehouse was transformed into the church and the church became involved in the local NRZ. He listed a number of resources that the church offered to the South End and said that they were looking forward to becoming part of the West End.

Council Member Kyle Langan came forward and said that he was one of the representatives for the West End. He said that he has been welcomed with open arms and

was very excited about their move to the West Side. He strongly urged the Committee to vote in favor of this item.

State Representative Andre Baker came forward and said that over the years he has seen the church transformed and the effect they had on the neighborhood. He said they did not come before them just to ask for support, but to confirm that this church's outreach is phenomenal. They work with the youth, and the community. Once he understood what their vision was, he felt this ministry was a great fit for the Hollow. He asked the Commission to support the church.

Atty. Dennis Bradley who is also a member of the BOE, said that there are people who would say this would take the property off the tax rolls. However, this will give the City a new vision. What New Vision will do for the City is how the City honors the churches. It is about the impact on lives of the residents. In the sense of Equity and Justice, they should allow New Vision to move forward.

Mr. Frank Borres, the Chairman of the West Side NRZ, came forward and spoken about the application. Many times the NRZs are not in favor of applications. This application is different. He said that New Vision's reputation proceeds them and the West Side need people who care just as much as they need the tax money. This will have a financial benefit to the community by making it a more vital and active neighborhood. He said that he was very much for this project along with the West Side NRZ. He said that his hope was that they are very successful.

Mr. Matt Cavanaugh of 374 Pennel Street said that he had witnessed two young ladies sitting in a car downing nips. There were numerous members of the church around at that time, and they ended up praying with the two women. There was also an auto body shop owner who was upset about something and the members of the church prayed with him. He mentioned two other incidents where people had been prayed with and how this impacts lives. This is a chance for people to experience hope. They are not trying to get a bigger building for a church, because they are the church. He said that his son was screaming on his front porch the other day because his son saw that there was someone with a gun in his neighborhood. He said that this kind of thing needs to change.

Ms. Dasha Spell came forward and said that New Vision was a different type of church. She said that New Vision has a major impact on the neighborhood. The kids need this because there are so many things that can go wrong. They are a great group.

Atty. Willinger then introduced Mr. Chris Hull, who was the architect for the project. In answer to Commissioner Phillips' earlier question, Mr. Hull indicated where the separate access would be located along with the primary entrances and fire escapes on the plans.

Also, Mr. Hull explained to Commissioner Phillips that the plantings will provide screening around the perimeter. Mr. Hull indicated where those would be on the site plan.

Commissioner Riley asked if there was access for handicapped individuals. Mr. Hull indicated where the access would be located.

Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the public hearing on 35-69 Benham Avenue.

**(19-10) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to introduce the new term “Civic Use” with a definition, as well as sign regulations for that use under Sec. 11-7 of the City of Bridgeport Zoning Regulations.**

Ms. Haig, the Director of Planning, came forward and requested this Agenda Item be deferred.

**(19-11) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to remove the R-C Development Standards in OR & OR-G zones of Sec. 4-10-2 of the City of Bridgeport Zoning Regulations.**

Ms. Haig, the Director of Planning, came forward and requested this Agenda Item be deferred.

**(19-02) 2226 Fairfield Ave. (aka 24 Whittier St.) – Petition of Jubilee Christian Sanctuary/Kofi Kudowor – Seeking to permit the establishment of a house of worship use in the existing commercial building in an OR zone.**

Pastor Kofi Kudowor of Jubilee Christian Sanctuary came forward and submitted his mailing receipts. He spoke about the various programs that the church offers for the residents such as technology and food drives. Right now they rent a hall, but they can not meet with those in need at the rental location. He said that he came to the U.S. 20 years ago and received assistance from a church to settled into his new home. While their church is a small, between 30 and 40 congregants, they reach out to the local community..

Commission Phillips asked what the square footage of the area. Pastor Kudowor said that it was about 2,700 square feet.

Commissioner Filotei pointed out that there were 14 parking spaces and everything else is on street parking. Ms. Caroline Modley came forward and said that they have enough parking already.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.

Ms. Caroline Modley, a member of the congregation, came forward and said that it was a refuge and a place of fellowship. However, they need their own space because it is important to be able to meet.

Ms. Veronica Cariey Arror, another member of the congregation came forward and said that she was also in favor of the application.

Mr. Bernard Modley, another member of the congregation, came forward and spoke about the benefits.

Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the public hearing on 2226 Fairfield Ave.

*Commissioner Morton recused himself at 8:01 p.m.*

**(19-03) 118-120 & 128 Beardsley St. – Petition of Morton Family, LLC – Seeking a site plan review to permit the establishment of a parking lot use in conjunction with the existing mortuary business in an R-BB zone.**

Mr. Washington Cabezas came forward to present the site plan. He said that they were seeking a waiver for a commercial parking lot. The commercial lot will provide off street parking. It complies with all the regulations and will have drainage. He described the parcel and said that he had received some comments from the City staff, which will be

Commissioner Phillips asked how many parking spaces would be created. Mr. Cabezas said there will be 18 spaces created, one of which will be a handicapped space.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the public hearing on 118-120 & 128 Beardsley St.

### **RECESS**

Commissioner Riley announced a recess at 8:06 p.m. He reconvened the meeting at 8:14 p.m.

*Commissioner Morton rejoined the meeting at 8:14 p.m.*

**(19-04) 133 Evergreen St. – Petition of M&M Auto Repair, LLC – Seeking to reestablish a used car lot use and the issuance of a used car dealership license in the previously established used car facility in an MU-LI zone.**

Mr. Cabezas came forward and presented the green mailing receipts. This applicant is Mr. Marshal. Napa Auto Parts will remain and there will be a fence installed. There will

be L2 screening provided. There will be vehicles parked in 24 spaces. There are a total of 40 parking spaces. The vehicles will not be parked on North Avenue. Access for the parking area will be from Evergreen Avenue. Perimeter landscaping will be installed. There will be no exterior construction other than the installation of the landscaping. The lessee will be repairing the vehicles in his business at M&M Auto Repair.

Commissioner Filotei asked if there would be a sign. Mr. Cabezas said that there was no sign proposed at this time.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the public hearing on 133 Evergreen Street.

**(19-05) 72 Knowlton St. – Petition of Perez Auto Sales and Service, Inc. – Seeking to permit the establishment of an in-door used car facility and the issuance of a used car dealership license in the existing industrial warehouse in an MU-LI zone and coastal area.**

Mr. Perez came forward and handed in the green mailing receipts. The vehicles will be displayed only indoors.

Commissioner Phillips asked where the service bay was located. Mr. Perez indicated where the entrances to the repair shop and the repair bay was on a photo.

Commissioner Phillips read the letter from Mr. John Gaucher which stated that Mr. Gaucher had no comments regarding the change in use for 72 Knowlton Street.

Commissioner Riley asked how many vehicles would be stored. Mr. Perez said that he would be storing between 3 to 5 vehicles, but wanted to have the repairs business as the major aspect of his business.

Commissioner Filotei stated that there could not be anything parked on the street.

Commissioner Riley asked where he would be getting the vehicles he wished to sell. Mr. Perez said that he would be purchasing them at auction.

Commissioner Phillips asked where they would be repaired and displayed. Mr. Perez said that they would be inside.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.



Council Member Valle came forward and said that she was in favor of this business proposal . She said that she had been there recently and that everything was in order.

Council President Nieves said that originally there had been concerns but that he keeps the property meticulously.

Ms. Lydia Martinez, the City Clerk, came forward to express her support of this business.

Mr. Jorge Cruz, a member of the South End NRZ and said that Mr. Perez had helped two ladies who needed handicapped ramps in their homes.

. Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the public hearing on 72 Knowlton St.

### **RECESS**

Commissioner Riley announced a recess at 8:33 p.m. He reconvened the meeting at 8:35 p.m.

### **CONSENT AGENDA**

**(CA-1) 867 & 887 Reservoir Ave. – Petition of Affordable Automotive, LLC – Requesting to waive the public hearing requirement under Sec. 14-54 of the CT. General Statutes and issue an amended certificate of approval of location for a DMV dealership and general repairer’s license under new ownership in an R-A zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE (CA-1) 867 & 887 RESERVOIR AVE. – PETITION OF AFFORDABLE AUTOMOTIVE, LLC – REQUESTING TO WAIVE THE PUBLIC HEARING REQUIREMENT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AND ISSUE AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV DEALERSHIP AND GENERAL REPAIRER’S LICENSE UNDER NEW OWNERSHIP IN AN R-A ZONE WITH THE FOLLOWING CONDITION:**

**PETITIONER SHALL COMPLY WITH MOTOR VEHICLES FACILITIES CONDITIONS “D” AND ALL PREVIOUS CONDITIONS ESTABLISHED BY THE ZBA & PZC.**

**\*\* COMMISSIONER WALKER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**(CA-2) 427 (aka 437) Grand St. – Petition of Eddy Lorenzo – Requesting to waive the public hearing requirement under Sec. 14-54 of the CT. General Statutes and**

**issue an amended certificate of approval of location for a DMV general repairer's license under new ownership in an OR zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE (CA-2) 427 (aka 437) GRAND ST. – PETITION OF EDDY LORENZO – REQUESTING TO WAIVE THE PUBLIC HEARING REQUIREMENT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AND ISSUE AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV GENERAL REPAIRER'S LICENSE UNDER NEW OWNERSHIP IN AN OR ZONE WITH THE FOLLOWING CONDITION:**

**PETITIONER SHALL COMPLY WITH MOTOR VEHICLES FACILITIES CONDITIONS "D" AND ALL PREVIOUS CONDITIONS ESTABLISHED ON JULY 30, 2012.**

**\*\* COMMISSIONER WALKER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Mr. Buckley then came forward and stated that PSE&G requested an additional 6 month extension on their work. He reviewed the details of the request with the Commissioners.

**\*\* COMMISSIONER WALKER MOVED TO GRANT PSE&G A ONE (1) YEAR EXTENSION.  
\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

### **DECISION SESSION**

**(19-07) 35-69 Benham Ave. – Petition of New Vision International Ministries – Seeking an adaptive reuse, a special permit and a site plan review to permit the establishment of a house of worship use on the 2nd floor of the existing manufacturing facility in an R-B zone.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE APPLICATION (19-07) 35-69 BENHAM AVE. – PETITION OF NEW VISION INTERNATIONAL MINISTRIES – SEEKING AN ADAPTIVE REUSE, A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A HOUSE OF WORSHIP USE ON THE 2ND FLOOR OF THE EXISTING MANUFACTURING FACILITY IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. ALL LANDSCAPING AND SHRUBBERY SHALL BE INSTALLED AS**

**PER PLANS.**

**FOR THE FOLLOWING REASONS:**

- 1. NEW OWNERS WILL HELP TO PRESERVE AN HISTORIC BUILDING.**
- 2. THE PROPOSED USE IS LESS INTRUSIVE THAN A NONCONFORMING USE.**
- 3. THIS APPROVAL WILL HAVE NO NEGATIVE IMPACT ON THE IMMEDIATE AREA AND WILL PROVIDE A MUCH NEEDED SERVICE TO THE NEIGHBORHOOD AND AREA RESIDENTS.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-08) Text Amendment – Petition of the Planning & Zoning Commission – Seeking a modification of Sec. 12-10 a & b of the City of Bridgeport Zoning Regulations regarding the approval of location for all uses that involve the sale of alcohol.**

**\*\* COMMISSIONER MORTON MOVED TO DEFER AGENDA ITEM (19-08) TEXT AMENDMENT – PETITION OF THE PLANNING & ZONING COMMISSION – SEEKING A MODIFICATION OF SEC. 12-10 A & B OF THE CITY OF BRIDGEPORT ZONING REGULATIONS REGARDING THE APPROVAL OF LOCATION FOR ALL USES THAT INVOLVE THE SALE OF ALCOHOL TO FEBRUARY 25, 2019.**

**\*\* COMMISSIONER FIDELE SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-09) Text Amendment – Petition of the Planning & Zoning Commission – Seeking to amend Sec. 14-9 to permit the Zoning Administrator, the Planning Director and the Director of Planning and Economic Development to submit for consideration map changes and text amendments to the Planning & Zoning Commission.**

**\*\* COMMISSIONER GRAVINA MOVED TO DEFER AGENDA ITEM (19-09) TEXT AMENDMENT – PETITION OF THE PLANNING & ZONING COMMISSION – SEEKING TO AMEND SEC. 14-9 TO PERMIT THE ZONING ADMINISTRATOR, THE PLANNING DIRECTOR AND THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT TO SUBMIT FOR CONSIDERATION MAP CHANGES AND TEXT AMENDMENTS TO THE PLANNING & ZONING COMMISSION TO FEBRUARY 25, 2019.**

**\*\* COMMISSIONER CORDERO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-10) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to introduce the new term “Civic Use” with a definition, as well as sign regulations for that use under Sec. 11-7 of the City of Bridgeport Zoning Regulations.**

**(19-11) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to remove the R-C Development Standards in OR & OR-G zones of Sec. 4-10-2 of the City of Bridgeport Zoning Regulations.**

**\*\* COMMISSIONER WALKER MOVED TO DEFER THE FOLLOWING AGENDA ITEMS:**

**(19-10) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO INTRODUCE THE NEW TERM “CIVIC USE” WITH A DEFINITION, AS WELL AS SIGN REGULATIONS FOR THAT USE UNDER SEC. 11-7 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS.**

**(19-11) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO REMOVE THE R-C DEVELOPMENT STANDARDS IN OR & OR-G ZONES OF SEC. 4-10-2 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS.**

**\*\* COMMISSIONER MORENO SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**C-2 (18-43) 1308 & 1320 Madison Ave. – Petition of Quince Street, LLC & JI Real Estate Holding, Inc – Seeking a special permit, site plan review and a zone change from a residential two-family zone (RB) to a residential multi-family zone (R-C) to permit the construction of four (4) 2-story buildings containing 8-residential units.**

**\*\* COMMISSIONER CORDERO MOVED TO CONTINUE AGENDA ITEM C-2 (18-43) 1308 & 1320 MADISON AVE. – PETITION OF QUINCE STREET, LLC & JI REAL ESTATE HOLDING, INC – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A ZONE CHANGE FROM A RESIDENTIAL TWO-FAMILY ZONE (RB) TO A RESIDENTIAL MULTI-FAMILY ZONE (R-C) TO PERMIT THE CONSTRUCTION OF FOUR (4) 2-STORY BUILDINGS CONTAINING 8-RESIDENTIAL UNITS TO FEBRUARY 25, 2019.**

**\*\* COMMISSIONER WALKER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-01) 1044 Brooklawn Ave. – Petition of Vitro’s LLC – Seeking an approval of location to permit a package store use and the issuance of a package store liquor license in an OR zone.**

**\*\* COMMISSIONER FEDELE MOVED TO DEFER AGENDA ITEM (19-01) 1044 BROOKLAWN AVE. – PETITION OF VITRO’S LLC – SEEKING AN APPROVAL OF LOCATION TO PERMIT A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR LICENSE IN AN OR ZONE TO FEBRUARY 25, 2019.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-02) 2226 Fairfield Ave. (aka 24 Whittier St.) – Petition of Jubilee Christian Sanctuary/Kofi Kudowor – Seeking to permit the establishment of a house of worship use in the existing commercial building in an OR zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (19-02) 2226 FAIRFIELD AVE. (AKA 24 WHITTIER ST.) – PETITION OF JUBILEE CHRISTIAN SANTUARY/KOFI KUDOWOR – SEEKING TO PERMIT THE ESTABLISHMENT OF A HOUSE OF WORSHIP USE IN THE EXISTING COMMERCIAL BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR A CERTIFICATE OF ZONING COMPLIANCE AND A TENANT FIT-UP BUILDING PERMIT.**
- 2. THE PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH SEC. 11-1-2 OF THE ZONING REGULATIONS.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS PRESENTED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 3. THE APPROVAL OF THIS PETITION FACILITATES THE GROWTH OF A LOCAL CONGREGATION.**

**\*This special permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall expire on February 4, 2020.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*Commissioner Morton recused himself at 8:46 p.m.*

**(19-03) 118-120 & 128 Beardsley St. – Petition of Morton Family, LLC – Seeking a site plan review to permit the establishment of a parking lot use in conjunction with the existing mortuary business in an R-BB zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (19-03) 118-120 & 128 BEARDSLEY ST. – PETITION OF MORTON FAMILY, LLC – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A PARKING LOT USE IN CONJUNCTION WITH THE EXISTING MORTUARY BUSINESS IN AN R-BB ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. PETITIONER SHALL INCORPORATE ALL THE CITY ENGINEER’S RECOMMENDATIONS IN HIS LETTER DATED 01/02/19.**
- 2. THE PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH SEC. 11-1-12 OF THE ZONING REGULATIONS.**
- 3. THE SHRUBBERY SHALL BE PLANTED IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASONS:**

- 1. THE SUBJECT PREMISES IS NO LONGER DESIRABLE FOR RESIDENTIAL DEVELOPMENT.**
- 2. THE ADDITIONAL PARKING WILL HELP LESSEN THE TRAFFIC CONGESTION WHEN THE MORTUARY HAS CALLING HOURS.**
- 3. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**\*\* COMMISSIONER WALKER SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*Commissioner Morton rejoined the meeting at 8:48 p.m.*

**(19-04) 133 Evergreen St. – Petition of M&M Auto Repair, LLC – Seeking to reestablish a used car lot use and the issuance of a used car dealership license in the previously established used car facility in an MU-LI zone.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (19-04) 133 EVERGREEN ST. – PETITION OF M&M AUTO REPAIR, LLC – SEEKING TO REESTABLISH A USED CAR LOT USE AND THE ISSUANCE OF A USED**

**CAR DEALERSHIP LICENSE IN THE PREVIOUSLY ESTABLISHED USED CAR FACILITY IN AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THIS PORTION OF PROPERTY WITH REGARD TO DISPLAY, PARKING AND LANDSCAPING SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. ALL VEHICLES AREAS SHALL BE STRIPED IN ACCORDANCE WITH SEC. 11-1-12 OF THE ZONING REGULATIONS.**
- 3. PETITIONER SHALL ALSO COMPLY WITH MOTOR VEHICLES FACILITIES CONDITIONS “D”.**

**FOR THE FOLLOWING REASON:**

- 1. REESTABLISHES A PREVIOUS USE AND WILL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.**

**\*\* COMMISSIONER FILOTEI SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-05) 72 Knowlton St. – Petition of Perez Auto Sales and Service, Inc. – Seeking to permit the establishment of an in-door used car facility and the issuance of a used car dealership license in the existing industrial warehouse in an MU-LI zone and coastal area.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM (19-05) 72 KNOWLTON ST. – PETITION OF PEREZ AUTO SALES AND SERVICE, INC. – SEEKING TO PERMIT THE ESTABLISHMENT OF AN IN-DOOR USED CAR FACILITY AND THE ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN THE EXISTING INDUSTRIAL WAREHOUSE IN AN MU-LI ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. PETITIONER SHALL CLEAN UP AND STRIPED PARKING LOT IN ACCORDANCE WITH SEC. 11-1-12 OF THE ZONING REGULATIONS.**
- 2, THE NUMBER OF VEHICLES TO BE DISPLAYED IS NOT TO EXCEED FIVE (5) CARS OR TRUCKS.**
- 3. PETITIONER SHALL ALSO COMPLY WITH MOTOR VEHICLES FACILITIES CONDITIONS “D”.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROPOSED USE IS COMPATIBLE WITH THE OTHER BUSINESSES IN THE AREA.**

**2. THE APPROVAL OF THIS APPLICATION WILL HAVE NO IMPACT ON THE COASTAL AREA.**

**\*This coastal site plan approval, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT shall expire on February 4, 2020.**

**\*\* COMMISSIONER FILOTEI SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(19-06) 173 Atlantic Street – Petition of Vi Home Corporation – Seeking a sit plan review and a Coastal Site Plan Review to permit the construction of a 3-family dwelling in a NCVD zone and coastal area.**

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER AGENDA ITEM (19-06) 173 ATLANTIC STREET – PETITION OF VI HOME CORPORATION – SEEKING A SIT PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-FAMILY DWELLING IN A NCVD ZONE AND COASTAL AREA TO FEBRUARY 25, 2019.**

**\*\* COMMISSIONER WALKER SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Ms. Haig came forward and distributed copies of the preliminary draft of the Master Plan of Conservation and Development to the Commissioners. The final draft will be referred within the next two weeks. Commissioner Phillips asked if this was an update on the current Master Plan. Ms. Haig said that this would completely replace the current Plan. This is not an update or an addendum. The Plan has been re-formatted.

Once this is referred to Council, there is a 65 day timeline for the public hearings and handling other issues. The State statute is included in the document. She will be submitting this to the Council on behalf of the commission on February 115th. Ms. Haig requested that the Commission adopt this as soon as possible.

Commissioner Riley said that last time, the Council did not respond. Ms. Haig said that this was so and reminded everyone that they could proceed once the 65 days had elapsed. Ms. Haig said that she would like to make a presentation at the March meeting and start the public hearing process. At the April meeting, the Commission could close the public hearing. Ms. Haig said that she was just requesting a referral to the City Council at this time.

**\*\* COMMISSIONER WALKER MOVED TO REFER THE PROPOSED MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO THE CITY COUNCIL BY FEB. 15, 2019.**



Commissioner Filotei asked for clarification on the input process. Ms. Haig said that the consultants had gone out to planned events to allow the public to give input starting in September. There were specific meetings that were topic orientated. The NRZs were invited along with the service providers. There also was an online survey available in both English and Spanish. She indicated that there were goals and strategies in the Plan.

Commissioner Filotei asked if there were measurable goals in the Plan. Ms. Haig said that they were numerous goals in the plan.

Commissioner Filotei asked for an Executive Summary. Ms. Haig explained that the final draft would have an Executive summary.

Commissioner Riley pointed out that there were six basic themes in the Plan, which were listed on the index. Ms. Haig said that the goal was it to be easy to read and understand.

**\*\* COMMISSIONER MORENO CARLOS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COMMISSIONER WALKER MADE A MOTION TO HAVE A SPECIAL COMBINED MEETING ON APRIL 22, 2019.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **MINUTES OF NOVEMBER 26, 2018**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE THE MINUTES OF NOVEMBER 26, 2018.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF NOVEMBER 26, 2018 AS SUBMITTED PASSED UNANIMOUSLY.**

**T-1 (18-39) 4100 & 4150-4180 Park Ave. – Petition of ABS Capital Company, LLC – Seeking a zone change from a residential multi-family zone (RC) to a residential high-density zone (R-CC) to permit the construction of a 4-story 179-unit apartment building. (for DECISION ONLY).**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE T-1 (18-39) 4100 & 4150-4180 PARK AVE. – PETITION OF ABS CAPITAL COMPANY, LLC – SEEKING A ZONE CHANGE FROM A RESIDENTIAL MULTI-FAMILY ZONE (RC) TO A RESIDENTIAL HIGH-DENSITY ZONE (R-CC) TO PERMIT THE CONSTRUCTION OF A 4-STORY 179-UNIT APARTMENT BUILDING.**

Commissioner Phillips pointed out that the educational facility was in Fairfield but straddles both towns. There will be more than adequate and ample parking underground.

Commissioner Walker said that he was in favor of the proposal and that it would bring about \$2.2 million in taxes to the City. Secondly there will be substantial construction jobs will be part of this. The current structure that is there is substandard. The OPED is in favor of this. Property values will not decrease. It is consistent with the Master Plan in allowing high density along major thoroughfares. Traffic pattern will improve.

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION TO APPROVE FAILED TO PASS WITH THREE (3) IN FAVOR (MORTON, PHILLIPS AND WALKER) AND SIX (6) OPPOSED (CORDERO, GRAVINA, FEDELE, FILOTEI, MORENO AND RILEY).**

**\*\* COMMISSIONER GRAVINA MOVED TO DENY AGENDA ITEM T-1 (18-39) 4100 & 4150-4180 PARK AVE. – PETITION OF ABS CAPITAL COMPANY, LLC – SEEKING A ZONE CHANGE FROM A RESIDENTIAL MULTI-FAMILY ZONE (RC) TO A RESIDENTIAL HIGH-DENSITY ZONE (R-CC) TO PERMIT THE CONSTRUCTION OF A 4-STORY 179-UNIT APARTMENT BUILDING.**

**\*\* COMMISSIONER CORDERO SECONDED.**

There were concerns about density. Commissioner Fedele said that it was not fitting for the neighborhood. There are already parking problems and issues with students partying.

Commissioner Filotei read the description of the RCC (Residential High Density) zone.

“The purposed of a Residential CC District is to allow residential densities higher than the RC and in relative proximity to a transit hubs or along transit corridors to encourage and support transit usage; to aid sustainability and to establish pedestrian friendly, walkable neighborhoods.”

Commissioner Filotei noted that this was not adjacent to transit hubs. There will also be a parking garage with 250 spaces. He said that he did not think it was contributing towards the harmony of the neighborhood and did not think it would be good planning sense.

Commissioner Riley said that he was part of the group that created the RCC zone which was created for an urban zone, not a residential neighborhood. Section 5-5-2 under Urban Design speaks about the urban fabric of the neighborhood, but this is a suburban neighborhood.

**\*\* THE MOTION TO DENY PASSED WITH SIX (6) IN FAVOR (CORDERO, GRAVINA, FEDELE, FILOTEI, MORENO AND RILEY) AND THREE OPPOSED (MORTON, PHILLIPS AND WALKER).**

**ADJOURNMENT**

- \*\* COMMISSIONER WALKER MOVED TO ADJOURN.**
- \*\* COMMISSIONER MORTON SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services