



**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 22, 2019**

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

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

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. A quorum was present. Commissioner Riley then introduced the Commissioners seated and reviewed the hearing protocols with those present.

C-2 (19-17) 2115 Seaview Ave – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone.

Atty. Chris Bristol of Gilbride, Tusa, Last and Spellane came forward and requested a continuance. He waived the statutory requirement.

DEFERRED BUSINESS

D-2 (19-06) 173 Atlantic St. – Petition of Vi Home Corporation – Seeking a site plan review and a coastal site plan review to permit the construction of a 3-family dwelling in an NCVD zone and coastal area.

The applicant came forward and turned in the mailing. An aerial view of the property was displayed.

Commissioner Walker then read the letter from Mr. John Gaucher, the Long Island Sound Environmental Analysis for The Connecticut DEEP Land and Water Resources Division, stating there were no issues with coastal resources.

Commissioner Walker asked about a driveway. The applicant indicated where it would be located on the overhead view.

Commissioner Riley asked if there was anyone present to speak in favor of the application. No one came forward. He asked if there was anyone present who wished to speak against the application. Hearing none, he close the application for 173 Atlantic Street.

NEW BUSINESS

(19-19) 872 Brewster St. – Petition of Canfield Partners, LLC – Seeking a zone change from Residential-C (R-C) to Residential-CC (R-CC) beginning at a point at the intersection of the Southerly street line of Canfield Avenue and the Easterly street line of Brewster Street; Thence, N49°41'49"E a distance of 186.96' along the Southerly street line of Canfield Avenue to the intersection with the Westerly street line of Alfred Street; Thence, S40°18'11"E a distance of 150.00' along the Westerly street line of Alfred Street; Thence, S49°41'49"W a distance of 100.00' along land now or formerly Rolfe; Thence, N40°18'11"W a distance of 50.00'; S49°41'49"W a distance of 89.93' along land now or formerly Barnum, Thence, N38°36'08"W a distance of 100.04 'along the Easterly street line of Brewster Street to the point and place of beginning to permit the construction of a multi-story apartment complex and to promote and encourage transit uses.

Atty. Raymond Rizio came forward and turned in the green mailing receipts. He gave the Commissioners packets of photos of the area. He explained that they would like to take one of the parcels which is zoned RC and turn it into an RCC parcel. There is a bus stop on the property and it is within walking distance of the train station.

Atty. Rizio said that they had spent a considerable amount of time discussing this with the administration. He added that this would be consistent with the Plan of Conservation and Development. The RCC zone allows for high density residences. This is in the Black Rock zone and it would be all market rate units. It would also meet significant zone development standards.

Atty. Rizio said that the OPED staff has worked very hard to link the Metro Fairfield Train Station with Black Rock. By using this plan, there will be adequate parking on site and increase market rate housing.

Atty. Rizio then distributed copies of the Black Rock NRZ Guidelines and reviewed the highlights. He pointed out that the residents will be able to walk to the train station, so it won't increase traffic. There are numerous sidewalks along Brewster Street, to the train station and to Fairfield Avenue. The current trend in housing is to have residences that do not required cars in order to access the local businesses.

The movie theaters are not coming back. There is no market for windowless buildings that have high ceilings, so the buildings will be demolished.

Atty. Rizio then distributed copies of the Plan of Conservation and Development February 12, 2019 Draft. He pointed out that the parking garage is sitting empty now that the theaters have gone out of business. He asked everyone to read Section 5.5 of the regulations, which outlines the definition for the RCC zones. There are many protections in the regulations that would protect the zone. The former theater properties were all RCC zoned.

Commissioner Filotei asked how many parking space there would be. Atty. Rizio said that there were 570 parking spaces and there would be 300 units, so they would exceed the 1 1/2 spaces per unit.

Commissioner Morton asked if there would be any affordable housing in the projects. Atty. Rizio said that there were no plans to have affordable units, which is consistent with the Plan of Conservation and Development.

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

Mr. Scott Burns came forward and said that there was a letter from the NRZ to the Commissioners that was being forwarded. He said that the Black Rock NRZ supports this application.

Commissioner Riley asked if there was anyone to speak in opposition to the application.

Mr. Raymond Ganim came forward and said that he and his wife own a parcel across the street. He said that reasoning the parking lot would increase the traffic on Brewster Street. The street is very narrow and there are often vehicles parked on both side of the street. He said that the zone was established previously and shouldn't be changed.

Atty. Rizio said that this had been discussed with MetroCog and the current city administration. He said that this would be an opportunity to utilize the parking garage and is consistent with the proposed Plan of Conservation and Development along with current COPD. He added that this was not spot zoning because the parcel was across the street from an RCC parcel. He encouraged everyone to re-read the definition of the RCC zone and said that they would see that RCC was the correct zone for the parcel. He respectfully requested that they approve the request for the zone change.

Commissioner Riley closed the hearing on 872 Brewster St.

RECESS.

Commissioner Riley declared a recess at 7:16 p.m. and reconvened the meeting at 7:22 p.m.

DECISION SESSION.

C-2 (19-17) 2115 Seaview Ave – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone.

**** COMMISSIONER WALKER MOVED TO CONTINUE AGENDA ITEM C-2 (19-17) 2115 SEAVIEW AVE – PETITION OF JCM SERVICES, INC. – SEEKING A SPECIAL PERMIT & SITE PLAN REVIEW TO PERMIT THE OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT & MATERIALS, SUCH AS SAND, MULCH, CRUSHED STONE, TOP SOIL AND PROCESS-BASED MATERIAL IN THE IL ZONE TO TUESDAY, MAY 28, 2019.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

D-2 (19-06) 173 Atlantic St. – Petition of Vi Home Corporation – Seeking a site plan review and a *coastal site plan review to permit the construction of a 3-family dwelling in an NCVD zone and coastal area.

**** COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM D-2 (19-06) 173 ATLANTIC ST. – PETITION OF VI HOME CORPORATION – SEEKING A SITE PLAN REVIEW AND A *COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-FAMILY DWELLING IN AN NCVD ZONE AND COASTAL AREA 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. THE PETITIONER SHALL COMPLY WITH ALL THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 04-08-2019, AS WELL AS ALL THE CONCERNS OF THE ENVIRONMENTAL ANALYST OF THE STATE OF CT STATED IN HIS EMAIL DATED 10/31/2018.

3, THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASONS:

1. A NEW MULTI-FAMILY DWELLING IS IN CHARACTER WITH THE AREA AND WILL BE A MUCH NEEDED IMPROVEMENT IN THE IMMEDIATE NEIGHBORHOOD.

2. THE PROJECT AS APPROVED WILL HAVE NO ADVERSE 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 APRIL 29, 2020.**

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

(19-19) 872 Brewster St. – Petition of Canfield Partners, LLC – Seeking a zone change from Residential-C (R-C) to Residential-CC (R-CC) beginning at a point at the intersection of the Southerly street line of Canfield Avenue and the Easterly street line of Brewster Street; Thence, N49°41'49"E a distance of 186.96' along the Southerly street line of Canfield Avenue to the intersection with the Westerly street line of Alfred Street; Thence, S40°18'11"E a distance of 150.00' along the Westerly street line of Alfred Street; Thence, S49°41'49"W a distance of 100.00' along land now or formerly Rolfe; Thence, N40°18'11"W a distance of 50.00'; S49°41'49"W a distance of 89.93' along land now or formerly Barnum, Thence, N38°36'08"W a distance of 100.04 'along the Easterly street line of Brewster Street to the point and place of beginning to permit the construction of a multi-story apartment complex and to promote and encourage transit uses.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (19-19) 872 BREWSTER ST. – PETITION OF CANFIELD PARTNERS, LLC – SEEKING A ZONE CHANGE FROM RESIDENTIAL-C (R-C) TO RESIDENTIAL-CC (R-CC) BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY STREET LINE OF CANFIELD AVENUE AND THE EASTERLY STREET LINE OF BREWSTER STREET; THENCE, N49°41'49"E A DISTANCE OF 186.96' ALONG THE SOUTHERLY STREET LINE OF CANFIELD AVENUE TO THE INTERSECTION WITH THE WESTERLY STREET LINE OF ALFRED STREET; THENCE, S40°18'11"E A DISTANCE OF 150.00' ALONG THE WESTERLY STREET LINE OF ALFRED STREET; THENCE, S49°41'49"W A DISTANCE OF 100.00' ALONG LAND NOW OR FORMERLY ROLFE; THENCE, N40°18'11"W A DISTANCE OF 50.00'; S49°41'49"W A DISTANCE OF 89.93' ALONG LAND NOW OR FORMERLY BARNUM, THENCE, N38°36'08"W A DISTANCE OF 100.04 'ALONG THE EASTERLY STREET LINE OF BREWSTER STREET TO THE POINT AND PLACE OF BEGINNING TO PERMIT THE CONSTRUCTION OF A MULTI-STORY APARTMENT COMPLEX AND TO PROMOTE AND ENCOURAGE TRANSIT USES EFFECTIVE 04/29/2019 FOR THE FOLLOWING REASONS:**

1. THE CHANGE OF ZONE FOR THIS PARCEL IS CONSISTENT WITH PROPERTIES ALONG THE CANFIELD AVENUE CORRIDOR.

2. THE BLACK ROCK NRZ IS IN FULL SUPPORT OF THIS ZONE CHANGE AND THE DEVELOPMENT PLANNED FOR THIS SITE.

3. THE CHANGE OF ZONE WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CONSENT AGENDA.

CA-1 RE: 434 GRAND STREET – Seeking 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.

Mr. Buckley came forward and gave a very brief overview of the application.

**** COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM CA-1 RE: 434 GRAND STREET – SEEKING 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:**

1. COMPLIANCE WITH MOTOR VEHICLE CONDITIONS “C”.

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CITY BUSINESS

C-1 (19-15) Revised Master Plan of Conservation & Development. – Petition of OPED - Seeking an approval of the draft of the Master Plan of Conservation & Development dated 2/12/19.

Mr. Joseph Gresko came forward and said that he was a City employee and a State Representative for the Town of Stratford. He said that in recognition of Earth Day, he was present to support Remington Woods. The property has been untouched for 150 years. The idea of a corporate park at this location is not an ideal strategy. He said. That the most important reason he was present was environmental justice and mentioned

Mount Trashmore and the relocation of the asphalt plant. He said that this could be a bookend for Seaside Park. He said that he would like to thank G.E. for their continual efforts to remediate the property and the Sierra Club and other nature organization for their efforts to preserve this parcel.

Dr. James D. Smith came forward to speak about the preservation of Remington Woods. He said that as a resident, it is important to preserve the woods in its entirety because it would enhance Bridgeport's image. He then listed a number of reasons to protect Remington Woods. Fairfield County has some of the worse ozone pollution in the country. This contributes to many of the respiratory illnesses and affects people's capacity to function. The trees enhance the city and reduces the air pollution along with reducing the heat and saves money. The trees also help to reduce flooding. He listed a number of major cities that have increased the number of trees by planting large numbers of trees.

Ms. Lewis came forward and said that she had been a resident for most of her life. She said that her perspective on Remington Woods was different. She grew up on the East Side of Bridgeport. She said that she was used to fire engines and traffic sounds. Trees are often not found in the cities. When her relatives moved near Remington Woods, she discovered Remington Woods. It was the first time that she saw animals that were not in cages, birds that were flying about free and grass that wasn't being mowed. She learned that there were things that were good in this world. Most of the kids that she knew on the East Side ended up in jail. However, she was able to make something of herself and the children growing up in Bridgeport need Remington Woods just as much as she did. She spoke about the numerous species of animals that have become extinct and the other ones that were threatened with extinction. She has learned patience and it is important to preserve Remington Woods because some day it may not be there.

Ms. Lou Morell came forward and said that this was a ten year plan for the City. This last 10 years has been unlike any other 10 years in human history. It will be important to rise to the occasion so that life can continue on the planet. Locally, Bridgeport has been hit by heat waves and they will be relying on nature to stay alive. It is time to stop the destructive patterns and make positive decisions. She called on the Commission to make those decisions to support urban forests. This is a living, natural preserve. There are many animals that are in danger of extinction. The Plan says that they want Environmental Education and there is no better way to do this than to preserve Remington Woods. The Woods protects us and it is time for us to protect the woods.

Ms. Jeanette Harris came forward and said that her home backs up Remington Woods. She then read a poem about development replacing nature. Bridgeport is a Park City. Let's not make it a parking lot city.

A Bassick High School student came forward and spoke about including crosswalks on the streets for the students who walk to school. He spoke about having better sidewalks.

Council Member Karen Jackson came forward and said that Remington Woods was in her district. She said that she was from New York City and that if Central Park had been developed, the property would not be as valuable as it is now. She said that the language was very vague and doesn't protect Remington Woods. She said that there was a plan to have a corridor through the area and then listed a number of benefits that having natural woods provides. It scares her that the decision has already been made. The Commission has been telling people not to repeat themselves so it's clear the decision has already been made.

Ms. Malaska Hernandez, a high school student came forward to talk about the Safe Routes to School program. She said that she has lived in Bridgeport for nine years and that she has been walking to school. All these routes have been messed up and it is not safe for the students. They want better routes now. She then began shouting a rally chant about students along with a number of other members of the audience. There were 20 students present.

Ms. Lori Vincent, of the DSSD, came forward to speak about the downtown area. She said that she was present to voice her support for short term action and partnership.

Atty. Raymond Rizio came forward and said that there were a group of companies that were concerned about the buffers and the public access along the waterfront. However, public access should not be a requirement because there are situation where there are industrial uses, such as off-loading oil into storage tanks. He said that it would be important to let the Commission have discretion about the public access. Having landscape buffers could prevent companies from doing their jobs, and also endanger people. He said that he would leave a copy of the letter with the Commission.

Ms. Samantha Dynowski from the Sierra Club came forward to speak about preserving the woods. She then submitted copies of her comments. (See attached.)

Mr. Scott Burns from Black Rock came forward and said that he was present to speak in favor of the POCD. He said that he would like to point out that the plan has vision but also is actionable. There were two themes, one that Bridgeport was a regional center and secondly that Bridgeport should have a robust economy. He said that he was excited about the plan.

Commissioner Riley closed the public hearing at 8:07 p.m.

Ms. Haig thanked the Commission for allowing the public to speak. She said that people were very passionate about Bridgeport. She said that people talked to the staff as they were working on the plan. Everyone wants to see Bridgeport thrive.

She said that they had included some comments about the Safe Routes to School and also about Remington Woods in the COPD. She thanked the Commission for their time.

Commissioner Riley pointed out that this was a vision for the next 10 years and the proposal from Ms. Haig included input for the last 16 amendments. Commissioner Morton said that this was a living, breathing document. Commissioner Riley agreed and said that there was a State requirement to do this.

**** COMMISSIONER GRAVINA-HERNANDEZ MOVED TO APPROVE AGENDA ITEM C-1 (19-15) REVISED MASTER PLAN OF CONSERVATION & DEVELOPMENT. – PETITION OF OPED - SEEKING AN APPROVAL OF THE DRAFT OF THE MASTER PLAN OF CONSERVATION & DEVELOPMENT DATED 2/12/19 AS PRESENTED, INCLUDING THE ADDITIONAL 16 AMENDMENTS SUBMITTED TO THE PLANNING & ZONING COMMISSION AT THE HEARING.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE
THE COMMISSION**

There were no other additional items to consider at this time.

APPROVAL OF MINUTES

Minutes of March 25, 2019 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Reginald Walker, Carlos Moreno, Robert Filotei, Cesar Cordero, Arturo Gravina and Thomas Fedele; Staff: Dennis Buckley, Zoning Official; Office of the City Attorney: Russell Liskov

**** COMMISSIONER WALKER MOVED THE MINUTES OF MARCH 25, 2019.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF MARCH 25, 2019 AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER MORTON MOVED TO ADJOURN.**

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:35 p.m.

Respectfully submitted,
S. L. Soltes
Telesco Secretarial Services

City of Bridgeport
Planning and Zoning Commission
Regular Meeting
April 22, 2019