



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

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

**ATTENDANCE:** Mel Riley, Acting Chair; Robert L. Morton, Acting Secretary; Cesar Augusto Cordero, Thomas R. Fedele, Robert J. Filotei, Arturo R. Gravina-Hernandez

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

**CALL TO ORDER.**

Commissioner Riley called the meeting to order at 6:35 p.m. He announced a moment of silence in memory of Commissioner Anne Pappas Philips who had recently passed away.

Following the conclusion of the moment of silence, Commissioner Riley introduced the Commissioners seated and reviewed the hearing protocols with those present.

**19-49 RE: 1209 – 1275 CENTRAL AVENUE & 169 – 175 WILLISTON STREET – Petition of WC McBride Realty -- Seeking a site plan review to permit the merging of seven (7) lots and the construction of a 13,000-sq. ft. commercial building in an I-L zone.**

Atty. Ed Lavernoich came forward and introduced Mr. Chris DeAngelis who was the engineer for the project. Atty. Lavernoich said that Mr. McBride was well known in the community and that he had been able to assemble the various parcels necessary for the project.

Mr. DeAngelis came forward and stated that he was with Cabezas-DeAngelis Engineers & Surveyors. Mr. DeAngelis then reviewed the details of the site plans, which involves the separate parcels which they want to combine into one 1.5 acre lot to make it zoning compliant. This will be a light industrial building with two possible rental spaces. There is parking for 19 vehicles. He also reviewed the drainage plan and landscaping plan with the Commissioners.

Commissioner Riley asked if there were any exterior drawings of what the building might look like. Mr. DeAngelis said that it had gone through both the technical and design reviews, but that they had not completed the final exterior drawing.

Commissioner Riley asked when the lots were residential. Mr. DeAngelis said that it had been a long time ago.

Mr. DeAngelis turned in the green mailing receipts.

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

Council Member Ernest Newtown of Reed Street came forward and offered his condolences in the loss of Commissioner Phillips. He said that he had known her since he was Council President.

Council Member Newton said that he was present to support the plan and thanked Mr. McBride for his work in the City. He added that the NRZ was also in favor of this. It was designed well and Council Member Newton felt it would help the City. There will not be a traffic problem. This will be a new building on the tax rolls.

Mr. Keith McBride, President of the NRZ, said that if there are new businesses in the City, his taxes will go down. It is also part of the Master Plan of Conservation and Development.

Ms. Debbie Simmons, the Vice President of the NRZ, came forward and said that Mr. McBride and his company invest in the community. This will help the children, the community and the families that live in the area.

Mr. William Coleman, the OPED Deputy Director, came forward to express his support for the project. He listed several benefits and encouraged the Commissioner to support the project.

Mr. Frank Borres, the President of the Chamber of Commerce came forward and said that the Chamber was in favor of this particularly as Mr. McBride was a person of color and a good role model. Union shops run by minorities are very much in demand right now.

Mr. William McBride came forward and said that he had served as a Civil Service Commissioner and understood their hard work. He wants to give back to the community.

Commissioner Riley asked if there was anyone present who wished to speak in opposition. Hearing none, Commissioner Riley closed the hearing on 1209 – 1275 Central Avenue & 169 – 175 Williston Street.

**19-50 RE: 4 CRESCENT AVENUE – Petition of La Bodega Del Mofongo, LLC – Seeking a change of liquor permit from a café restaurant beer and wine permit granted by the Zoning Board of Appeals (with conditions) on 11/15/2011 to a full-**

**service restaurant liquor permit with a consumer bar and an outdoor dining patio at the existing restaurant in an OR-G zone.**

Mr. Buckley, the Zoning Official, came forward and said that there had been a letter of opposition included in the packet, but the author of that objection was withdrawing his opposition.

The owner came forward and said that he had brought in customers in support of the application. The restaurant would be offering traditional drinks. Customers have been asking for traditional food items.

Commissioner Riley asked if it would be a service bar. Mr. Buckley pointed out it would be a consumer bar. Commissioner Riley said that they would be restricted to the 30 seats as per the previous ZBA decision and this would include any outside patio seating. Discussion followed.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak in opposition. Hearing none, Commissioner Riley closed the hearing on 4 Crescent Avenue.

**19-52 RE: 899 MAIN STREET (aka 155 STATE STREET) – Petition of Park City Downtown, LLC – Seeking an approval of location for a package store use and the issuance of a package store liquor permit in the existing commercial building in the DVD-CORE zone.**

Mr. Buckley came forward and said that the petitioner was seeking a deferment.

**19-53 RE: 580 – 582 NORTH AVENUE – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the establishment of a retail convenience store use in the newly constructed commercial building combined with a six (6) pump gasoline island in an I-L zone.**

Atty. Charles Willinger of Willinger, Willinger and Bucci came forward with Attorney Diane Lord. Atty. Lord turned in the green mailings receipts.

Atty. Willinger said that the current gas station was a permitted use as of right on the site. The process started two years ago. There have been four public hearing on this application that ended with a unanimous approval of the Special Permit. Atty. Green then appealed the decision on a technical flaw regarding the issue that the Commission had closed the public hearing and later reopened the hearing during the decision process, which a

CITGO is owned by Atlas Management which has over 500 gas stations in Connecticut and the four neighboring states. This company is using their vast resources to file appeals to prevent his client from opening his gas station. He said that the court did not state that the application violated any regulations, but was overturned purely on a technicality.

In August, the Commission supported Mr. Buckley's judgment that the canopy had to be attached to the building. On September 27th, the application was re-filed with a plan showing the canopy attached to the building, which cost \$60,000. Atty. Willinger noted that his client was forced to attach their canopy to the building while the CITGO station across the street was not required to do so. Atty. Lord then distributed copies of the CITGO photos to the Commissioners.

Atty. Willinger said that following the August meeting, there was a meeting with Mr. Buckley about the canopy. The canopy is now attached to the structure, so it is no longer an accessory structure. Secondly, the canopy is no longer an accessory use, which removes it from the accessory structure regulations. The convenience store is not an accessory use.

Pg 22 of the regulations list the regulations. There will not be any repair bays. Atty. Willinger said that while he disagrees with Mr. Buckley about the canopy being attached to the building but it is a moot point.

Atty. Lord passed out copies of the regulations Section 4-8-5 b.3.v and Section 4-9-1 c. 2.

Atty. Willinger said that the applicant had gone before the Design Review Committee and had complied with all the request. He then displayed a utility plan, which the DOT has approved. In reviewing the details, Atty. Willinger said that the two North Avenue exits will be Right Turn Only.

Atty. Willinger said that the applicant had a meeting on October 22nd with the WPCA regarding the sewer lateral. The WPCA official initialed the plans, which were submitted to Mr. Buckley. Atty. Willinger suggested that the Commission consider having the formal approval by the WPCA as a condition of approval.

Atty. Willinger displayed the landscaping plans and pointed out that the required parking is outlined , including a handicapped space.

### **RECESS**

Commissioner Riley announced a recess at 7:22 p.m. He called the meeting back to order at 7:26 p.m.

Atty. Willinger submitted a letter from Guedes Associates dated August 26, regarding the square footage for the gasoline station building and confirms that 990 square feet will be

dedicated to the convenience store. Atty. Lord then distributed copies of the exterior of the building and Atty. Willinger said that it was an improvement on the former building.

Atty. Willinger then said that the Engineering Department had requested that they have anti-tracking and sediment control measures, which were already included in the plans. Atty. Willinger requested that the Commission consider including these conditions as the final approval.

Site plan approval is required for a convenience store. Atty. Lord then distributed copies of the Certificate of Zoning Compliance when the building permit. At that time, they did not have a canopy but now they do and it is attached to the building.

The building is in the Light Industrial Zone, and the convenience store requires a special permit. Atty. Willinger then listed all the other steps that the application and said that they were 100% with the development design standards. He then went on to review the Master Plan requirements with the Commissioners. Including the fact that the development will improve the property value and is consistent with the neighborhood.

Atty. Willinger then spoke about the traffic concerns. In February of 2018, the applicant addressed traffic and Mr. Kermit Hua of KWH Enterprise, LLC who is the traffic engineer was present. Atty. Lord then distributed copies of a letter from Mr. Hua listing responding to the traffic concerns raised by Mr. David Spear, who was the opposition's traffic consultant. Atty. Willinger said that Atty. Green had received a copy of the information packet.

After summarizing the contents of the letter, Atty. Willinger indicated that there was a copy of the DOT comments that were included with the letter. He then spoke about the fact that Mr. Spear had called the DOT and objected to the DOT's approval. Mr. Todd Angara from the DOT went to the site earlier in the day and stated that there were no issues.

Atty. Willinger pointed out that one concern Atty. Green had cited was that the tractor trailers would hit the Bridgeport News building located next to the site. He reminded everyone that while it was nice of Atty. Green to be concerned that the Bridgeport News building might suffer damage, the owner of the business supports the application.

He then suggested that there were four reasons to approve it:

1. The canopy as shown on the plans complies with Bridgeport zoning regulations.
2. The convenience store as shown on the plans complies with Bridgeport zoning regulations.
3. The application and plans comply with all the Bridgeport zoning regulation's site plan requirements and standards.

4. The application and plans comply with all the Bpt zoning regulations special permit requirement and standards.

Commissioner Riley said that the application had gone on far longer than anticipated.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak in opposition.

Atty. Green came forward and said that he would note that he would be at a disadvantage because there were documents submitted that he did not have time to review the documents and neither has the public.

Atty. Green said that this was not about his client, but about the applicant following the regulations. The Commissioner should disregard the comments about his client.

Atty. Green said that this plan had not gone to the Architect Review Board, and this should be disregarded.

The Certificate of Zoning Compliance was dated March of 2018 and it did not withstand scrutiny by the Court. He reminded everyone that the Court had found the procedure fundamentally unfair. The appeal should not be granted because it does not comply with the setbacks, the canopy was inadequate, the Window designs and truck turning radius are both inadequate. The discussion about the tractor trailers should be denied because the applicant did not supply the requested drawing. He said that he would appeal the decision.

Atty. Green called Mr. David Spear of ELS Traffic to come forward and present his professional qualifications.

Mr. Spear said that he was very familiar with the area and had been asked to determine the traffic issues. The traffic study did not include the current design for gas stations, which included mixed uses.

Commissioner Riley asked about the recent study that was done. Mr. Spear said that the State employee that had written the original approval letter was no longer with the State and he had known about the recent DOT visit. Mr. Spear reminded everyone that the convenience stores have a number of vendors that use box trucks for delivery. He said that there was a lapse in the certificate that required City documentation, which was never submitted.

Mr. Spear said that the speed limit was 25 miles an hour. Commissioner Fedele pointed out that no one drives 25 miles an hour on North Avenue. Mr. Spear said that the speed limit was set by the State.

The discussion then moved back to the fact that Atty. Green had not had any opportunity to contact the DOT and therefore, the application should be continued. Atty. Willinger objected to this and stated the DOT had approved the plans. Atty. Liskov said that if Atty. Green or Mr. Spear had objections, they should state them for the record.

Mr. Spear said that the space between the buildings and the pumps was insufficient. Atty. Green said that the drawing showed the truck with its wheels right up against the curbing.

Atty. Green asked Mr. Spear if the site lines as they were set up were adequate. Mr. Spear said that the state will review a project but if it lacks City approval, it is incomplete. Atty. Green reminded everyone that the Zoning approval was dated from 2018.

Atty. Green said that he would like to submit a document and there had been a ruling on October 15th that would overturn the landscaping variance. Under the regulations, the landscaping island is required. He distributed copies of Section 11-1-13 and said that the landscaping must be 10 feet deep and the parking spaces are no longer compliant. The landscaping buffers must be changed back to the original requirements.

Atty. Green said that the 8 foot attachment makes the canopy encroaches into the setback and no longer complies. He added that it was supported from the ground and does not comply with the regulations.

He added that the architect had indicated that the convenience store was 990 square feet, which he had not verified. Also the line where the gas station ends and the convenience store starts. There was also an area that had been labeled as a counter but is now labeled as cabinets. The cashier area has been moved and the windows are not in compliant.

Atty. Green said that he did not understand how the applicant was claiming that there was an accessory use to the gas station because it is not listed in the regulations as an accessory use. He reminded everyone that originally he had stated that the site was too small for both a convenience store and a gas station. However, the applicant has decided to push forward with his plans. this is not Atty. Green's client's fault but the applicant. The applicant insists on having six pumps and a convenience store.

Atty. Green said that it was not fair that he had not seen the items submitted tonight. There is also legal parking on the street so a truck would have to maneuver around it. He said that the fifty feet radius around the site was a zoning regulation, not something he particularly wanted.

Commissioner Riley said that the matter would be continued next month and additional opposition will be heard along with Atty. Willinger's rebuttal.

### **RECESS**

Commissioner Riley announced a recess at 8:30 p.m. He called the meeting back to order at 8:37 p.m.

#### **19-54 RE: 215 FRANK STREET – Petition of Pantanal Family Restaurant, LLC – Seeking a change from a restaurant beer and wine license with table-service-only to a full-service restaurant liquor permit with a 10-seat consumer bar in an R-C zone.**

Mr. Manuel Olivares came forward and said that the restaurant had been there since 1982. Now they want to have a consumer bar and full liquor license.

Commissioner Riley asked about the parking spaces. He explained that once there is a consumer bar, there will be unintended consequences. Discussion followed about the exact location of the facility.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak in opposition. Hearing none, Commissioner Riley closed the hearing on 215 Frank Street.

#### **19-55 RE: 2534 EAST MAIN ST. & 25 PENNSYLVANIA AVENUE – Petition of Bridgeport Public Library – Seeking a zone change from R-B to OR and a \*special permit and site plan review for both parcels to permit the construction of a public library in an OR zone.**

Mr. Mike MacDonald, one of the design team for the project came forward and submitted the green receipts. Mr. O'Donnell said that the goal was to remove the old library building and replace it.

Commissioner Riley asked for mock ups of the exterior. Mr. MacDonald displayed the drawings. The building will be constructed right where the existing building is located. He then displayed a site plan and indicated where the parking and driveway would be. He explained that a neighbor has encroached 10 feet onto the library property and made site improvements. He said that the library does not want to hold up the project on the issue and the City Attorney will be working on the issue.

Mr. MacDonald said that four parcels had been combined for the project. They have gotten demolishing bids and construction fencing will be going up soon.



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

Mr. Jim O'Donnell, the President of the Library Board, came forward to speak in favor of the project. The Library has worked hard to bring the project to this stage.

Commissioner Riley asked if there was anyone present who wished to speak in opposition

Ms. Florence Rachavo came forward and said that it was her father who had the encroachment. She said that she was concerned about the property line and improvement. She said that the lot should have been 50 feet by 100 feet. The property description in the application is incorrect.

Atty. Liskov said that the Zoning would have to decide whether this project could go forward and pointed out that the dispute would end up in court.

Mr. Tom Errichetti, the Library Treasurer, came forward to speak, but Commissioner Riley ruled him out of order and pointed out that any further discussion about the encroachment would have to be held after the hearing was closed.

Mr. Stephen Rachavo came forward and said that he had lived in the area and owned property there for 38 years. He then said that they want to keep the property the way it is. It was never changed from being residential zoning.

Mr. MacDonald came forward and said that he has a P2 survey and it shows the property line. He said that they hoped to work out the issues.

Atty. Liskov asked how the property was acquired. Mr. O'Donnell came forward and gave a brief summary of the previous owners and said that the Library Board had done a title search on the property before the purchase. When the survey was done, it was determined that there was an encroachment discovered. It did not become an issue until the Library decided to develop the property.

Commissioner Riley closed the hearing on 2534 East Main St. & 25 Pennsylvania Avenue.

**19-56 RE: 155 DAVENPORT STREET – petition of ACG Contracting Group, LLC – Seeking a site plan review to legalize the caretaker quarters without a functional kitchen in the existing recycling facility in an I-L zone.**

Atty. Rizio came forward and handed in the green mailing receipts. He displayed photos of the building and said that there was a second floor conference room. The owner wants to use that room to occasionally stay overnight. It will not have a functioning kitchen.

The NRZ supports it and the ZBA approved the application. This will allow an employee to be on site over night for security.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak in opposition. Hearing none, Commissioner Riley closed the hearing on 155 Davenport Street.

Commissioner Riley then closed the public hearing portion of the meeting at 9:08 p.m.

**RECESS**

Commissioner Riley announced a recess at 9:08 p.m. He called the meeting back to order at 9:10 p.m.

**DECISION SESSION.**

**19-49 RE: 1209 – 1275 CENTRAL AVENUE & 169 – 175 WILLISTON STREET – Petition of WC McBride Realty -- Seeking a site plan review to permit the merging of seven (7) lots and the construction of a 13,000-sq. ft. commercial building in an I-L zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM 19-49 RE: 1209 – 1275 CENTRAL AVENUE & 169 – 175 WILLISTON STREET – PETITION OF WC MCBRIDE REALTY -- SEEKING A SITE PLAN REVIEW TO PERMIT THE MERGING OF SEVEN (7) LOTS AND THE CONSTRUCTION OF A 13,000-SQ. FT. COMMERCIAL BUILDING IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. AN A-2 SURVEY MAP SHALL BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT COMBINING ALL LOTS INTO ONE SINGLE PARCEL OF PROPERTY.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF CT BUILDING CODE REQUIREMENTS.**
- 4. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN OF DEVELOPMENT.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**2. THE REDEVELOPMENT OF THIS PARCEL OF PROPERTY WILL ELIMINATE AN EYESORE IN AN OLDER AREA OF THE CITY.**

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

**19-50 RE: 4 CRESCENT AVENUE – Petition of La Bodega Del Mofongo, LLC – Seeking a change of liquor permit from a café restaurant beer and wine permit granted by the Zoning Board of Appeals (with conditions) on 11/15/2011 to a full-service restaurant liquor permit with a consumer bar and an outdoor dining patio at the existing restaurant in an OR-G zone.**

There was a discussion regarding the fact that the P&Z could not override the ZBA conditions. Discussion followed about the number of seats involved. Commissioner Riley said that the ZBA can increase the number of seats, and P&Z

**\*\* COMMISSIONER FILOTEI MOVE TO DENY AGENDA ITEM 19-50 RE: 4 CRESCENT AVENUE – PETITION OF LA BODEGA DEL MOFONGO, LLC – SEEKING A CHANGE OF LIQUOR PERMIT FROM A CAFÉ RESTAURANT BEER AND WINE PERMIT GRANTED BY THE ZONING BOARD OF APPEALS (WITH CONDITIONS) ON 11/15/2011 TO A FULL-SERVICE RESTAURANT LIQUOR PERMIT WITH A CONSUMER BAR AND AN OUTDOOR DINING PATIO AT THE EXISTING RESTAURANT IN AN OR-G ZONE WITHOUT PREJUDICE FOR THE FOLLOWING REASON:**

**THE PETITIONER IS REFERRED BACK TO THE ZONING BOARD OF APPEALS FOR THE RELIEF FROM THE CONDITIONS OF APPROVAL IMPOSED ON NOVEMBER 15, 2011.**

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

**19-52 RE: 899 MAIN STREET (aka 155 STATE STREET) – Petition of Park City Downtown, LLC – Seeking an approval of location for a package store use and the issuance of a package store liquor permit in the existing commercial building in the DVD-CORE zone.**

**\*\* COMMISSIONER MORTON MOVED TO DEFER AGENDA ITEM 19-52 RE: 899 MAIN STREET (AKA 155 STATE STREET) – PETITION OF PARK CITY DOWNTOWN, LLC – SEEKING AN APPROVAL OF LOCATION FOR A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING COMMERCIAL BUILDING IN THE DVD-CORE ZONE.**

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

**19-53 RE: 580 – 582 NORTH AVENUE – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the establishment of a retail convenience store use in the newly constructed commercial building combined with a six (6) pump gasoline island in an I-L zone.**

**\*\* COMMISSIONER MORTON MOVED TO TABLE AGENDA ITEM 19-53  
RE: 580 – 582 NORTH AVENUE – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL CONVENIENCE STORE USE IN THE NEWLY CONSTRUCTED COMMERCIAL BUILDING COMBINED WITH A SIX (6) PUMP GASOLINE ISLAND IN AN I-L ZONE TO NOVEMBER 25, 2019.**

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

**19-54 RE: 215 FRANK STREET – Petition of Pantanal Family Restaurant, LLC – Seeking a change from a restaurant beer and wine license with table-service-only to a full-service restaurant liquor permit with a 10-seat consumer bar in an R-C zone.**

There was a discussion regarding the number of parking spaces available on the street.

**\*\* COMMISSIONER MORTON MOVED TO DENY AGENDA ITEM 19-54 RE: 215 FRANK STREET – PETITION OF PANTANAL FAMILY RESTAURANT, LLC – SEEKING A CHANGE FROM A RESTAURANT BEER AND WINE LICENSE WITH TABLE-SERVICE-ONLY TO A FULL-SERVICE RESTAURANT LIQUOR PERMIT WITH A 10-SEAT CONSUMER BAR IN AN R-C ZONE WITHOUT PREJUDICE FOR THE FOLLOWING REASON:**

**THE PETITIONER IS REFERRED BACK TO THE ZONING BOARD OF APPEALS TO EXPUNGE THE CONDITIONS IMPOSED ON AUGUST 14, 2001 AND MARCH 11, 2003 FOR THE RESTAURANT USE IN AND R-Z ZONE.**

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

**19-55 RE: 2534 EAST MAIN ST. & 25 PENNSYLVANIA AVENUE – Petition of Bridgeport Public Library – Seeking a zone change from R-B to OR and a \*special permit and site plan review for both parcels to permit the construction of a public library in an OR zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM 19-55 RE: 2534 EAST MAIN ST. & 25 PENNSYLVANIA AVENUE – PETITION OF BRIDGEPORT PUBLIC LIBRARY – SEEKING A ZONE CHANGE FROM R-B TO OR WITH THE EFFECTIVE DATE OF NOVEMBER 4, 2019 AND A \*SPECIAL PERMIT AND SITE PLAN REVIEW FOR BOTH PARCELS TO PERMIT THE CONSTRUCTION OF A PUBLIC LIBRARY IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. AN A-2 SURVEY MAP SHALL BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT COMBINING ALL LOTS INTO ONE SINGLE PARCEL OF PROPERTY.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF CT BUILDING CODE REQUIREMENTS.**
- 4. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN OF DEVELOPMENT.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE REDEVELOPMENT OF THIS PARCEL OF PROPERTY WILL ELIMINATE AN EYESORE IN AN OLDER AREA OF THE CITY.**
- 3. WILL PROVIDE A NEW AND UP-TO-DATE LIBRARY FACILITY IN THE UPPER EAST SIDE OF THE CITY.**

**\*THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE NOVEMBER 4, 2020.**

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

**19-56 RE: 155 DAVENPORT STREET – petition of ACG Contracting Group, LLC – Seeking a site plan review to legalize the caretaker quarters without a functional kitchen in the existing recycling facility in an I-L zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO DENY APPLICATION 19-56 RE: 155 DAVENPORT STREET – PETITION OF ACG CONTRACTING GROUP, LLC – SEEKING A SITE PLAN REVIEW TO LEGALIZE THE CARETAKER**

**QUARTERS WITHOUT A FUNCTIONAL KITCHEN IN THE EXISTING RECYCLING FACILITY IN AN I-L ZONE.**

**\*\* THE MOTION FAILED TO PASS DUE TO A LACK OF A SECOND.**

**\*\* COMMISSIONER GRAVINA-HERNANDEZ MOVED TO APPROVE APPLICATION 19-56 RE: 155 DAVENPORT STREET – PETITION OF ACG CONTRACTING GROUP, LLC – SEEKING A SITE PLAN REVIEW TO LEGALIZE THE CARETAKER QUARTERS WITHOUT A FUNCTIONAL KITCHEN IN THE EXISTING RECYCLING FACILITY IN AN I-L ZONE FOR THE FOLLOWING REASON:**

**AN EMPLOYEE LOUNGE/NIGHT WATCHMAN ACCOMMODATION IS A CUSTOMARY USE IN COMMERCIAL AND INDUSTRIAL FACILITIES.**

**\*\* COMMISSIONER FEDELE SECONDED.**

**\*\* THE MOTION PASSED WITH FIVE (5) (CORDERO, FEDELE, GRAVINA-HERNANDEZ, MORTON AND RILEY) AND ONE (1) OPPOSED (FILOTEI)**

#### **CONSENT AGENDA OR OTHER BUSINESS**

There were no additional items to consider at this time.

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

There were no additional matters to consider at this time.

#### **APPROVAL OF MINUTES**

**• August 26, 2019**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE THE MINUTES OF AUGUST 26, 2019.**

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

**\*\* THE MOTION TO APPROVE THE MINUTES OF AUGUST 26, 2019 AS SUBMITTED PASSED UNANIMOUSLY.**

#### **ADJOURNMENT**

**\*\* COMMISSIONER FEDELE MOVED TO ADJOURN.**

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

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

The meeting adjourned at 9:26 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services