

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 31, 2022**

ATTENDANCE: Mel Riley, Chairman; Cesar Cordero; Bob Filotei; Kyle LaBuff; Carlos Moreno; Robert Morton

STAFF: Dennis Buckley, Zoning Official; Jackson Strong, OPED

OTHER: Kelly Ash; Jared Leeds; Council Member Maria Pereira; Helen Losak; Saurabh Shah

CALL TO ORDER

Chairman Riley called the meeting to order at 6:35 P.M. There was a quorum present.

**RE: SUBMITTAL OF REVISED APPLICATIONS AND SITE PLANS, DEFERRAL REQUESTS, PUBLIC HEARING
DECISION SESSION**

At the May 31, 2022 hearing the following were in agreement:

1. Any changes to applications or plans following the 1st publication of the legal notice are no longer acceptable. The revised submission will be scheduled to the following month.
2. Effective immediately decisions will be made immediately following the presentation of a petition. "Decision Sessions" will be a thing of the past.
3. A maximum of two (2) deferral requests will be acted upon. Petitioners will have to go forward, or application withdrawn.
4. On the advice of the City Attorney, staff reports are to be presented and read into the record prior to the formal presentation of a petition.
5. The decision, as to the use of the Common Council seats is still under discussion and consideration.

CONTINUED BUSINESS

C-1 (22-07)

**436-500 NORTH AVE. – PETITION OF JEM 500 NORTH, LLC – SEEKING TO MODIFY THE PRIMARY STREET
WALL PERCENTAGE REQUIRED UNDER SEC. 3.10 TO PERMIT THE CONSTRUCTION OF AN EAT-IN/TAKE-
OUT FAST-FOOD RESTAURANT WITH A DRIVE-THRU FACILITY IN THE MX2 ZONE. WITHDRAWN ON
05/25/22**

This item has been withdrawn.

C-2 (22-02)

3115, 3129, 3135 FAIRFIELD AVE., 704 COURTLAND AVE, 30 CLARKSON ST. – PETITION OF 3115 FAIRFIELD AVENUE, LLC – SEEKING A SITE PLAN REVIEW, AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4-STORY MIXED USE BUILDING CONTAINING 44-RESIDENTIAL UNITS AND ONE 1ST FLOOR RETAIL UNIT WITH 53 ON-SITE PARKING SPACES IN THE OR & R-B ZONES AND COASTAL AREA.

This item will be continued to the meeting of June 27, 2022.

C-3 (22-03)

543-545, 547, 549, 557 ELLSWORTH ST. – PETITION OF 547 ELLSWORTH NAVCAPMAN, LLC – SEEKING A COASTAL SITE PLAN REVIEW AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 6-STORY, 123- UNIT APARTMENT BUILDING WITH 135 ON-SITE PARKING SPACES IN THE R-CC ZONE AND COASTAL AREA.

No action taken. The revised plans submitted need variances from the Zoning Board of Appeals.

C-4 (22-14)

141 NORTH AVE., 196, 218, 226, 234 ISLAND BROOK AVE. – PETITION OF 141 N AVE, LLC – SEEKING A CERTIFICATE OF LOCATION APPROVAL TO ESTABLISH A CANNABIS CULTIVATION AND PRODUCTION FACILITY IN THE TWO (2) EXISTING WAREHOUSE BUILDINGS IN THE CX AND INDUSTRIAL ZONE.

Mr. LaBuff recused himself from this item resulting in a lack of quorum. This item will be continued to the meeting of June 27, 2022.

C-5 (22-16)

TEXT AMENDMENT – PETITION OF OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND SEC. 4.40.12 OF THE ZONING REGULATIONS RELATING TO CANNABIS SALES AND GROWING, AS WELL AS SEC. 11.120 REGARDING THE CERTIFICATES OF LOCATION APPROVAL FOR VARIOUS ZONES THROUGHOUT THE CITY OF BRIDGEPORT.

Mr. LaBuff recused himself from this item resulting in a lack of quorum. This item will be continued to the meeting of June 27, 2022.

DEFERRED BUSINESS

D-1 (22-05)

238 JEWETT AVE. – PETITION OF THE BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORPORATION – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 2-YEAR ASSOCIATES DEGREE PROGRAM BY FAIRFIELD UNIVERSITY IN A PORTION OF THE EXISTING DIOCESE HEADQUARTERS BUILDING IN THE R-A ZONE. WITHDRAWN ON 05/24/22

This item has been withdrawn.

NEW BUSINESS

(22-17)

205 BROAD ST. (AKA 68 UNIVERSITY AVE.) – PETITION OF CITY OF BRIDGEPORT – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4-STORY EDUCATIONAL FACILITY WITH AN ATTACHED GYMNASIUM AND AUDITORIUM IN THE MU-EM ZONE AND COASTAL AREA.

No action taken. Could not go forward with plans as submitted, because a height variance is needed from the Zoning Board of Appeals.

(22-18)

299 WORDIN AVE. (AKA 1087 RAILROAD AVE.) – PETITION OF PUBLIC STORAGE – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW, AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY SELF-STORAGE FACILITY IN THE CX ZONE.

Mr. Strong came forward to provide his report to the Commission. This proposal was presented in 2021 and reviewed. It has obtained variances to comply with zoning regulations. The site is currently occupied for self-storage use. He reviewed the details of the property for the Commission. The only recommendation was to ensure that the fence complied with fencing regulations in regard to height.

Ms. Kelly Ash and Mr. Jared Leeds came forward to discuss this item. She reviewed the proposed construction plans for the Commission and provided images for the Commission.

Chairman Riley asked if she was aware that a special permit was required.

Ms. Ash confirmed she was aware of this. Further discussion followed. She also reviewed their demolition plans.

Mr. Filotei asked if they owned a different storage facility. He was informed that they owned the majority of self-storage in the City with very few third-party owners. They will also be removing the existing office and building a new office within the building.

No one wished to speak in favor of this application.

Council Member Maria Pereira came forward to speak against this item. She voiced concerns over the lack of community input on the project. She pointed out that there were towns that had placed moratoriums on the building of self-storage facilities. She further voiced concern over the lack of jobs and tax revenue generated as well. She noted that other storage facilities were not even close to full capacity. She desired that a moratorium be placed on them.

Ms. Losak came forward to speak against this item. She felt there should be a moratorium on them. She felt the other facilities were more than enough and there was no need for additional facilities.

No one else wished to speak in opposition to this item.

Mr. Leeds came forward to rebut. He pointed out Bridgeport was below the national average in terms of self-storage. He reviewed the details of the national supply. He felt the extra storage space would be of help to the City as it is in high demand. He also pointed out that they were not taking something that could be turned into retail or similar uses and that this was their property that they owned.

It was noted by the Commission that the application met all the criteria for a special permit.

**** MR. MORTON MOVED TO APPROVE ITEM (22-18) 299 WORDIN AVE. (AKA 1087 RAILROAD AVE.) – PETITION OF PUBLIC STORAGE – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW, AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY SELF-STORAGE FACILITY IN THE CX ZONE. WITH THE FOLLOWING CONDITIONS:**

- 1. THE REDEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. 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. THE APPROVAL OF THIS PETITION WILL ACCOMMODATE THE GROWTH OF AN EXISTING LONG TIME BRIDGEPORT BUSINESS.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 11.50 AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 11.70.**
- 3. AS TO THE COASTAL SITE PLAN REVIEW, THE PROJECT WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.**

*** THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 11.50.6 AND THE *COASTAL SITE PLAN APPROVAL, AS REQUIRED UNDER SEC. 11.80.7 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL BOTH EXPIRE ON JUNE 6, 2023.**

**** MR. MORENO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(22-19)

1234 HUNTINGTON TPKE. – PETITION OF SAURABH SHAH – SEEKING A CERTIFICATE OF LOCATION APPROVAL FOR THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING COMMERCIAL BUILDING IN THE MX2 ZONE.

Mr. Shah came forward to discuss this item. They are applying for a certificate of zoning approval for a package liquor store. The building is already constructed and they have notified the neighbors of the property.

Mr. Strong came forward to discuss this item. He said that their report wasn't provided for this specific application.

The representative clarified that they were not within 750 feet of any properties that would invalidate the application.

Chairman Riley asked to clarify that the applicant had prior experience operating a liquor store and was aware of things like the inability to sell to minors and knew how to handle this. The representative confirmed this.

Council Member Maria Pereira came forward to discuss this item. She felt this was the ideal location for a liquor store. She felt it would be better than currently existing stores.

Ms. Losak came forward to speak in favor of this item. She said she felt it was an ideal location and easily accessible to others.

No one else wished to speak in favor of this item.

A member of the public said that they were opposed to this item but did not wish to speak on it.

**** MR. CORDERO MOVED TO APPROVE ITEM (22-19) 1234 HUNTINGTON TPKE. – PETITION OF SAURABH SHAH – SEEKING A CERTIFICATE OF LOCATION APPROVAL FOR THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING COMMERCIAL BUILDING IN THE MX2 ZONE. WITH THE FOLLOWING CONDITIONS:**

- 1. PETITIONER SHALL FILE AN APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AS A NEW TENANT.**

FOR THE FOLLOWING REASONS:

- 1. A RETAIL PACKAGE STORE USE IS PERMISSIBLE IN THE MX2 ZONE.**

**** MR. LABUFF SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(22-21)

ALLEN ST. (BLOCK 507 LOT 14) – PETITION OF OUTDOOR MEDIA, INC – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF A 100-FEET HIGH OUTDOOR ADVERTISING SIGN, HAVING TWO 900- SQ.FT. ELECTRONIC MESSAGE-DISPLAY-FACES IN THE DX2 ZONE.

**** MR. CORDERO MOVED TO DEFER ITEM (22-21) ALLEN ST. (BLOCK 507 LOT 14) – PETITION OF OUTDOOR MEDIA, INC – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF A 100-FEET HIGH OUTDOOR ADVERTISING SIGN, HAVING TWO 900- SQ.FT. ELECTRONIC MESSAGE-DISPLAY-FACES IN THE DX2 ZONE. UNTIL THE MEETING OF JUNE 27, 2022.**

**** MR. LABUFF SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

This item was deferred to the meeting of June 27, 2022.

(END OF PUBLIC HEARING)

OTHER BUSINESS

There was no other business at this time.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

There were no other matters at this time.

APPROVAL OF MINUTES

**** MR. CORDERO MOVED TO APPROVE THE MINUTES OF APRIL 11, 2022 AS SUBMITTED.
** MR. MORENO SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

**** MR. CORDERO MOVED TO APPROVE THE MINUTES OF APRIL 25, 2022 AS SUBMITTED.
** MR. MORENO SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MR. FILOTEI MOTIONED TO ADJOURN.
** MR. CORDERO SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:15 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services