



**CITY OF BRIDGEPORT
PLANNING AND ZONING BOARD
REGULAR MEETING
JANUARY 29, 2024**

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

ATTENDANCE: Melvin Riley, Cesar Cordero, Johanna Dorgan, Robert Filotei,
Kyle LaBuff, Jacqueline Martoral, Robert Morton, Soledad Nunez

OTHERS: Paul Boucher, Zoning Official; Jackson Strong, Design Coordinator;
Atty. Russ Liskov

CALL TO ORDER

Chairman Riley called the meeting to order at 6:15 p.m. and acknowledged the Commissioners seated. A quorum was present.

DEFERRED BUSINESS

D-1 (#23-45) 400 Iranistan Ave. - Petition of Windward Development Associates, LLC –
Seeking a change of zone from NX3 zone to the RX2 zone for the future proposed development
of the vacant parcel.

Chairman Riley noted that this item has been deferred.

NEW BUSINESS

(24-01) Text Amendment – Petition of the Office of Planning & Economic Development
(OPED) – Seeking an amendment to article 4, sec. 4.40.4A consumer service, indoor-daycare to
allow “group day care homes” as an accessory use in conjunction with household uses.

Commissioner Filotei read the item and opened the item for public hearing.

Mr. Strong came forward and presented the recommended wording for the code amendment that
allows the number of daycare participants to be in compliance with state law that defines that
number as from seven to ten. He outlined principal changes are to include that number as the
limit to the number of residents a day care provider is allowed to be in a household.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then asked if there was anyone who wished to speak in opposition to the application. Hearing none, he closed the hearing

(24-05) Text Amendment – Petition of Budr Holding 3, LLC – Seeking a text amendment of sec. 3.140.9 to permit cannabis sales in a P2 zone on property abutting a DX zone subject to a certificate of location approval from the Planning & Zoning Commission.

Commissioner Filotei read the item and opened the hearing for public comment.

Mr. Ray Rizio representing Budr Holding 3, LLC came forward to present the requested wording amendment and noted that he has worked closely with the OPED on the petition. He explained this was only a text amendment to the zoning regulation, and he presented a map of DX zoning areas to include City Hall, the Amphitheater, Housatonic Community College, etc. He then outlined how these areas where there are no issues with parking, traffic, close proximity to police, etc. and explained that this will have no impact on residential properties. He gave hypothetical examples of how this text amendment would allow those areas to provide a large buffer zone that could be expanded. He showed areas on the map where cannabis retail establishment could complement existing businesses with ample parking with no negative impacts on residential areas and presented letters of support from the President of Hartford Healthcare Amphitheater. He stated that the proposed text amendment makes sense and is consistent with the Master Plan and Conservation & Development.

Mr. Jackson Strong, the Design Review Coordinator, came forward and spoke how the amendment applies to DX zones including downtown that do permit applicants to petition. and remedial environmental plan for 2023 and recommended conditions to the Commissioners. Mr. Strong added the criteria for the agreement with the amendment included their recommendation that it should be permitted to occupy no more than 25% or a maximum in the P2 zones.

Mr. Rizzio came back and stated they had no objection to that condition.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then asked if there was anyone who wished to speak in opposition to the application, and hearing none, closed the hearing.

(24-02) 252 Hallett, 581 Waterview Ave, 580 Crescent Ave. – Petition of Crescent Crossing, LLC and Crescent Crossings 1B, LLC – Seeking to change the zone on the three (3) properties from the NX3 zone to the NX4 zone for future development.

Chairman Riley noted that the item is to be deferred.

(24-03) 1853 North Ave. – Petition of Wilson Fabian Morquecho Sarmiento – Seeking a special permit and site plan review approval for a home business use of a barbershop in the NX1 zone.

Commissioner Filotei read the item and opened the item for public hearing.

Mr. Fabian Morquecho Sarmiento and Ms. Patricia Sarmiento came forward and provided the certified mail receipts, and spoke of how they want to open a barber shop in their home. Chairman Riley asked how many chairs would be set up and if permits had been applied for prior to doing any remodeling work. Mr. Morquecho replied that he would only have two barber chairs and was told this was the first step to get this board’s review and approval for an in-home shop.

Mr. Jackson Strong came forward and reviewed the details of compliance with NX1 zone and read the standards based on no proposed alterations, no adverse impact to the neighborhood, no parking issues. He mentioned there were five spaces available and in reply to Commissioner Dalton’s question on how many customers he expected.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then asked if there was anyone who wished to speak in opposition to the application, and hearing none, closed the hearing.

(24-04) 49 & 55 Cannon St. – Petition of Made in Bridgeport, LLC – Seeking a certificate of location approval to permit the establishment of a hotel liquor permit in the proposed hotel in the DX1 zone.

Commissioner Filotei read the item and opened the item for public hearing.

The Attorney with Cohen Wolf came forward to present the petition and explained this was for a bar located in the hotel within the zoning regulations. She presented a map of DX1 zoning areas to illustrate the location and the areas.

Mr. Jackson Strong came forward and reviewed the details and noted this was in compliance with DX1 zone standards

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then asked if there was anyone who wished to speak in opposition to the application, and hearing none, closed the hearing.

TABLED BUSINESS

T-1 (23-38) Text Amendments & Corrections – Petition of the Office of Planning & Economic Development (OPED) – Seeking 24 miscellaneous corrections and amendments to correct inconsistencies and provide clarity to the current City of Bridgeport Zoning Regulations. – APPROVED WITH CONDITIONS with items numbered 14 & 15 tabled.

Mr. Strong came forward and presented the recommended wording for the code amendment that defines ‘live entertainment’. He outlined principal changes are to include cultural uses such as church and school events and wording to minimize any disturbances or impacts to surrounding areas. Commissioner Nunez asked about the early morning timing restrictions for events such as sunrise services to include hours as noted for special permits.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward. Commissioner Shepard asked if there was anyone who wished to speak in opposition to the application. Hearing none, Commissioner Shepard closed the hearing on 116 Peet Street.

DECISION SESSION

DECISION SESSION

D-1 (#23-45) 400 Iranistan Ave. - Petition of Windward Development Associates, LLC – Seeking a change of zone from NX3 zone to the RX2 zone for the future proposed development of the vacant parcel.

Chairman Riley noted that this was the second request for deference for this item.

- ** COMMISSIONER MORTON MOVED TO DEFER AGENDA ITEM D-1 #23-45 TO THE MEETING OF FEBRUARY 26, 2024.**
- ** COMMISSIONER NUNEZ SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Decision Session – continued

(24-01) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking an amendment to article 4, sec. 4.40.4A consumer service, indoor-daycare to allow “group day care homes” as an accessory use in conjunction with household uses.

**** COMMISSIONER MORTON MOVED TO APPROVE ITEM #24-01:
REASON: The change brings the zoning regulations into compliance with state law.**

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

(24-02) 252 Hallett, 581 Waterview Ave, 580 Crescent Ave. – Petition of Crescent Crossing, LLC and Crescent Crossings 1B, LLC – Seeking to change the zone on the three (3) properties from the NX3 zone to the NX4 zone for future development.

**** COMMISSIONER MORTON MOVED TO DEFER AGENDA ITEM #24-02
TO THE MEETING OF FEBRUARY 26, 2024.**

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

(24-05) Text Amendment – Petition of Budr Holding 3, LLC – Seeking a text amendment of sec. 3.140.9 to permit cannabis sales in a P2 zone on property abutting a DX zone subject to a certificate of location approval from the Planning & Zoning Commission.

**** COMMISSIONER FILOTEI MOVED TO APPROVE ITEM D-1 #24-05.
** COMMISSIONER CORDERO SECONDED.
** THE MOTION FAILED WITH TWO VOTES IN FAVOR (FILOTEI, CORDERO)
FIVE VOTES OPPOSED (MARTORAL, LABUFF, MORTON, DORGAN, RILEY)
AND NO ABSTENTIONS.
PETITION 24-05 WAS DENIED.**

(24-03) 1853 North Ave. – Petition of Wilson Fabian Morquecho Sarmiento – Seeking a special permit and site plan review approval for a home business use of a barbershop in the NX1 zone.

**** COMMISSIONER MORTON MOVED TO APPROVE ITEM D-1 #24-03 WITH CONDITIONS:**

Conditions Item 24-03:

- 1. The home business will be incorporated into the first-floor apartment of the 3-family home.**
- 2. There will be no visible signage.**
- 3. The business will operate between the hours of 8 am and 8 pm.**
- 4. There will be no more than two clients at any given time.**
- 5. A Certificate of Occupancy from the building department is required prior to the shop opening.**

REASON: The application complies with the special permit criteria.

***This special permit approval, as required under Sec. 11.50.6 of the Zoning Regulations of the City of Bridgeport, CT shall expire February 5, 2025.**

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

24-04: 49 & 55 CANNON STREET - Seeking a certificate of location approval to permit the establishment of a hotel liquor permit in the proposed hotel in the DX1 zone

**** COMMISSIONER MORTON MOVED TO APPROVE ITEM #24-04:
REASON: The application complies with the certificate of location criteria.
** COMMISSIONER NUNEZ SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

T-1 (23-38)

RE: TEXT AMENDMENTS & CORRECTIONS: Items numbered 14 & 15 of the 24 miscellaneous corrections and amendments to correct inconsistencies and provide clarity to the current City of Bridgeport Zoning Regulations.

**** COMMISSIONER MARTORAL MOVED TO APPROVE ITEM T-1 #23-38:
CONDITION: Hours of operation will shift from a 10 am start time to an 8 am start time.**

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

OTHER BUSINESS

There was no additional business to consider at this time.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

There was no additional business to consider at this time.

APPROVAL OF MINUTES

• November, 2023

**** COMMISSIONER MORTON MOVED THE MINUTES OF NOVEMBER 2023 AS SUBMITTED.**

**** COMMISSIONER NUNEZ SECONDED THE MOTION.**

**** THE MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 2023 MEETING PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER DORGAN MOVED TO ADJOURN.**

**** COMMISSIONER NUNEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:45 p.m.

Respectfully submitted,
Telesco Secretarial Services.