

(24-08)



CITY OF BRIDGEPORT

File No _____

**PLANNING & ZONING COMMISSION
APPLICATION**

1. NAME OF APPLICANT: City of Bridgeport Office of Planning and Economic Development
2. Is the Applicant's name Trustee of Record? Yes _____ No _____
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing
3. Address of Property: 128 Trowel Street, 118 & 124 Suggets Lane
(number) (street) (state) (zip code)
4. Assessor's Map Information: Block No. 614, 613, 613 Lot No. 15, 17, 16
5. Amendments to Zoning Regulations: (Indicate) Article: _____ Section: _____
(Attach copies of Amendment)
6. Description of Property (Motes & Bounds). see attached
7. Existing Zone Classification: NX2
8. Zone Classification requested: RX2
9. Describe Proposed Development of Property. see attached

Approval(s) requested: Zoning Map Amendment

Signature: *Thomas F. Bell* Date: 2/15/24
Print Name: THOMAS F. BELL

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
Print Name: Jackson Strong

Mailing Address: 999 Broad Street, Bridgeport Ct
Phone: 203-576-7306 Cell: _____ Fax: _____
E-mail Address: jackson.strong@bridgeportct.gov

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- Completed & Signed Application Form
- Completed Site / Landscape Plan
- Written Statement of Development and Use
- Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
- A-2 Site Survey
- Drainage Plan
- Property Owner's List
- Building Floor Plans
- Building Elevations
- Fee

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

_____	_____	_____
Print Owner's Name	Owner's Signature	Date
_____	_____	_____
Print Owner's Name	Owner's Signature	Date



JOSEPH P. GANIM
Mayor

City of Bridgeport
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
Margaret E. Morton Government Center
999 Broad Street, Bridgeport, Connecticut 06604

THOMAS F. GILL
Director

WILLIAM J. COLEMAN
Deputy Director

The Office of Planning and Economic Development seeks a Zoning Map Amendment to change the designation of three properties (128 Trowel Street, 118 & 124 Suggetts Lane) from NX2 – Neighborhood Mix to RX2 – Residential Office Centers. The rezoning is a critical step towards the redevelopment of the site previously referred to as “Mount Trashmore” into Mount Growmore, a hydroponic agricultural growth facility run by a community based organization, the East End NRZ & Café Inc. The largest parcel of this site, located at 329 Central Avenue and abutting 124 Suggetts Lane, is currently zoned RX2. This petition seeks to create consistent zoning throughout the site’s separate parcels to facilitate the proposed activities. The RX2 zoning designation permits the proposed uses for the site, which include a hydroponic greenhouse growing facility

The criteria by which the Planning and Zoning Commission shall determine the approval of a Zoning Map Amendment is provided in the following section of *Zone Bridgeport*:

11.40.7 REVIEW AND APPROVAL CRITERIA

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any one standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider all relevant factors, including at least the following:

- A. Whether the proposed zoning map amendment is in conformity with the comprehensive plan; and*
- B. Whether the proposed zoning map amendment corrects an error or inconsistency or will help meet the challenge of a changed or changing condition.*

The proposed rezoning is entirely consistent with the city’s Master Plan of Conservation and Development, *Plan Bridgeport*, with the following provisions directly related to the proposed Map Amendment:

Goal 4.5.1. *Lower the barriers to entry in Bridgeport for people who want to produce and/or sell healthy foods and create economic incentives for businesses to do so.*

Goal 4.5.7. *Support the success and expansion of urban gardens throughout the city.*

Goal 4.5.8. *Revise zoning ordinance to include sustainable urban agriculture regulations.*

With respect to the second consideration, the proposed Zoning Map Amendment will help meet the challenge of a changing condition relating to the site needs of the proposed hydroponic facility. The map amendments shall serve as a necessary action to facilitate the construction and development of this long planned used.

The proposed Zoning Map Amendment pertains to the three lots highlighted in the green-dashed line in the image below, which also highlights the boundaries of the overall site in the solid yellow line. RX2 zoning designation is consistent with a number of nearby properties that surround the site.



BK 2884 PG 015

SCHEDULE A

REC'D FOR RECORD FILING

Handwritten signature

MAR 12 11 58 AM '91

DEPT. OF LAND RECORDS
HARTFORD, CT

PARCEL 1:

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut bounded and described as follows:

NORTHERLY 35.5 feet, more or less, by Suggetts Lane;
EASTERLY 85.87 feet, more or less, by land now or formerly of F. Petrillo;
SOUTHERLY 35.5 feet, more or less, by land now or formerly of S. Clark, et al;
WESTERLY 87.5 feet, more or less, by land now or formerly of F. Bixby.

Said premises is also known as 118 Suggetts Lane, Bridgeport.

PARCEL 2:

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut bounded and described as follows:

NORTHERLY 50 feet, more or less, by Trowel Street;
EASTERLY 112 feet, more or less, by Suggett's Lane;
SOUTHERLY 50 feet, more or less, by Suggett's Lane;
WESTERLY 113.5 feet, more or less, by land now or formerly of Anna M. S. Danner.

Said premises is also known as 128 Trowel Street, Bridgeport.

SCHEDULE A

ALL that certain piece or parcel of land, together with the buildings and improvements, thereon, situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being bounded and described as follows:

NORTHERLY: by Sugget's Lane, 43 feet more or less;

EASTERLY: By land now or formerly of Lake Torpedo Boat Company, 85.42 feet, more or less;

SOUTHERLY: By land of parties unknown, 42.80 feet, more or less; and

WESTERLY: By land now or formerly of Eva Bornstein, 85.65 feet, more or less.

The Westerly line meets Sugget's Lane at a point 597.5 feet easterly of Newfield Avenue, together such portions of said Sugget's Lane as lies adjacent to the above-described property and such right of way in and over Sugget's Lane as will give access to Newfield Avenue.

RECEIVED FOR RECORD
Jun 03, 2013 02:19:40P
ALMA L. MAYA
TOWN CLERK
BRIDGEPORT, CT

Property Owners within 100' radius

106 TROWEL ST
Almeida Victor & Emanuel F
33 Portland Pl
Yonkers, NY 10703

112 TROWEL STREET
Escarate Enrique & Marlene
1108 Grove St
Clearwater, FL 33755

116 TROWEL STREET
Escarate Enrique & Marlene
1108 Grove St
Clearwater, FL 33755

88 SUGGETTS LN #90
Cordero Properties LLC
6763 Main St
Trumbull, Ct 06611

102 SUGGETTS LN
Hernandez Juan
1313 East Main St
Bridgeport, Ct 06608

108 SUGGETTS LN
Morales Christopher
108 Suggetts Lane
Bridgeport, Ct 06607

303 JEFFERSON ST #305
Ebron Loretta D
303 Jefferson St
Bridgeport, Ct 06607

325 JEFFERSON ST
Leal Faustino
325 Jefferson St
Bridgeport, Ct 06607

333 JEFFERSON ST
Cuevas Luis S
333 Jefferson St
Bridgeport, Ct 06607-2422



PLANNING & ZONING COMMISSION APPLICATION

1. NAME OF APPLICANT: Budr Holding 3 LLC
 2. Is the Applicant's name Trustee of Record? Yes _____ No X
If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
 3. Address of Property: N/A
(number) (street) (state) (zip code)
 4. Assessor's Map Information: Block No. N/A Lot No. _____
 5. Amendments to Zoning Regulations: (indicate) Article: 3.140 Section: _____
- (Attach copies of Amendment)**
6. Description of Property (Metes & Bounds): _____
 7. Existing Zone Classification: P2
 8. Zone Classification requested: N/A
 9. Describe Proposed Development of Property: The Applicant proposes to amend Sec. 3.140 of the Regulations to permit Cannabis Sales with a maximum floor area of 3,500 SF on properties in the P2 Zone abutting a DX Zone
- Approval(s) requested: Amendment to the Zoning Regulations

Signature: _____ Date: 02/22/2024
 Print Name: _____

If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature: _____
 Print Name: Chris Russo

Mailing Address: 10 Sasco Hill Road, Fairfield, CT 06824
 Phone: 203-254-7579 Cell: 203-528-0590 Fax: 203-576-6626
 E-mail Address: chris@russorizio.com

\$ _____ Fee received Date: _____ Clerk: _____

THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input checked="" type="checkbox"/> A-2 Site Survey | <input checked="" type="checkbox"/> Building Floor Plans |
| <input checked="" type="checkbox"/> Completed Site / Landscape Plan | <input type="checkbox"/> Drainage Plan | <input type="checkbox"/> Building Elevations |
| <input checked="" type="checkbox"/> Written Statement of Development and Use | <input checked="" type="checkbox"/> Property Owner's List | <input type="checkbox"/> Fee |
| <input checked="" type="checkbox"/> Cert. of Incorporation & Organization and First Report (Corporations & LLC's) | | |

PROPERTY OWNER'S ENDORSEMENT OF APPLICATION

_____ Print Owner's Name	_____ Owner's Signature	_____ Date
_____ Print Owner's Name	_____ Owner's Signature	_____ Date

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* Also Admitted in NY

▲ Also Admitted in VT

+ Of Counsel

February 22, 2024

Paul Boucher
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604

Re: Proposed Text Amendment to Sec. 3.140 of the Bridgeport Zoning Regulations

Dear Mr. Boucher:

Please accept the following narrative as part of an application to the Bridgeport Planning & Zoning Commission for a text amendment to amend Sec. 3.140.9 of the Bridgeport Zoning Regulations (“Regulations”) regarding Allowed Uses under the Civic Building Type in the P2 Zone to permit the Cannabis Sales Use subject to Certificate of Location Approval on properties abutting a DX Zone where a cannabis sales use is not located on the abutting property and the proposed use does not occupy more than 3,500 SF of floor area and 25% of the building floor area.

Amendment to Sec. 3.140 to the Bridgeport Zoning Regulations
Cannabis Sales under the Civic Building Type in the P2 Zone
(Changes underlined)

3.140.9 ALLOWED USES

(Under the “P2” in the row for “Cannabis Sales”) oCLo**

KEY: ** = On property abutting DX Zone where no cannabis sales use is located to be limited to no more than 3,500 SF of floor area and 25% of the building floor area.

Narrative

The Applicant proposes an amendment to the Zoning Regulations to permit the Cannabis Sales use within the Civic Building Type in the P2 Zone subject to Certificate of Location Approval. However, the amendment requires that the property on which the Cannabis Sale use is proposed about a property located in the DX Zone and that said property in the DX Zone does not contain a cannabis sales use. This restricts the potential locations for the Cannabis Sales use in the P2 Zone to the Downtown area. The DX1 zone allows the Storefront Building Type and permits Cannabis Sales use. The DX2 Zone allows the General Building type and permits Cannabis Sales use as well. So, the proposed amendment permits a cannabis sales use where it is already permitted, but it ensures that the cannabis sales establishments are not next to each other. In addition, the text amendment requires that the Cannabis Sales use is limited to no more than 3,500 SF of floor area, which ensures said use will not dominate either a General Building or Civic Building which may be located in the P2 Zone.

The Civic Building Type is probably the most unique and wide-ranging building type. It permits buildings from churches to amphitheaters and arenas, which are obviously extremely different types of uses. In the P2 Zone, the Civic Building Type permits the Civic, Large use, which includes amphitheaters and arenas via a Special Permit. These uses are permitted to have accessory retail uses. The proposed text amendment merely permits another retail use that is complementary to other existing accessory retail uses. The P2 Zone is the only zone that permits stadiums and concert halls, which consist of a number of accessory retail stores - whether it's for food, drink and/or clothing etc. The Petitioner proposes another retail use that is permitted in the City's other retail zones. The limitation for the Cannabis Sales use to occupy no more than 25% of the building footprint and no more than 3,500 SF ensures that the use will not dominate the other uses. It essentially turns the cannabis sales use into another retail concession stand in support of the principal use.

The Application also enables for civic buildings, which are typically severely underutilized as they are open for occasional events, to be more properly used. It is an underutilization of the Site for it to be only used during event hours. The Application affords the ability for the Site to be used in off-event hours. Civic buildings and their properties typically occupy a very large area. In P2 Zones that about a DX Zone, these locations are vital areas to the City. In addition, these uses and properties tend to have very large accessory parking areas. During events, these buildings and venues as well as their parking areas are occupied and utilized. However, when an event is not occurring, these buildings and properties can be completely fallow. By permitting a range of retail uses, the Application affords the ability for these properties and buildings to be properly utilized.

The use will not impair the development of the surrounding area. In fact, the proposed use will drive patrons to the area in off-event hours. The Regulations afford adequate safeguards to protect the neighborhood and a Certificate of Location approval is still required. The proposed amendment is in conformity with the comprehensive plan as it permits a use in an area abutting the DX Zone where the Regulations already permits Cannabis Sales. The Regulations still contain protections for the proposed use. For the same reasons, it corrects an inconsistency. Cannabis Sales is a retail use permitted in most retail building types. While Civic Buildings do not always contain retail uses, there are certain uses, particularly stadiums and arenas, where retail uses are a significant part of their use. This amendment creates consistency in permitting Cannabis Sales as a retail use in

those locations, while still limiting their footprint, so that it does not dominate the principal civic use.

For these above-stated reasons, the Applicant respectfully requests approval of its application to amend Sec. 3.140 of the Regulations.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Russo", is written over the typed name.

Christopher Russo