



**CITY OF BRIDGEPORT
PLANNING AND ZONING BOARD
REGULAR MEETING
MARCH 25, 2024**

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

ATTENDANCE: Melville Riley, Chairman; Johanna Dorgan, Robert Filotei, Cesar Cordero, Kyle LaBuff, Robert Morton, Brenden Bish (Alternate)

OTHERS: Paul Boucher, Zoning Official; Jackson Strong, Bill Coleman, OPED

CALL TO ORDER

Chairman Riley called the meeting to order at 6:35 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Chairman Riley noted that this item has been withdrawn.

24-09 TEXT AMENDMENT – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

*Chairman Riley noted that this item has been **Deferred to April 29, 2024***

24-08 128 TROWEL STREET, 118 & 124 SUGGETTS LANE –

Seeking a zone change amendment to re-zone 3 parcels from NX2 to RX2 to allow for the redevelopment of the vacant parcels into a hydroponic agricultural growth facility.

Mr. Bill Coleman came forward and reviewed the site map and schematic noting it was adjacent to parcels in the same zone and in compliance with zoning standards.

Mr. Jackson Strong stated this petition as presented from the OPED represents a change in zoning designation and described the site as in a neighborhood mix of housing types in residential zones mostly RX2 that allows to permit activities within the district such as agricultural with an indoor garden and farming. He spoke of the hydroponic garden system of new technology funded through state grants of \$2 million through Community Wellness along with \$1 million in federal PSEG grants.

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

1. Council Member Ernie Newton thanked the Board members for the opportunity to speak in support of the item and gave the background on this project that has come to fruition after years in the process of approvals and development. He spoke of the benefits to the City of waterfront access for this state of the art center that will increase property values and provide nutritional options for fresh food choice options that will also address problems of poor nutrition and diet.
2. Debbie Sims came forward and thanked the Zoning Board for the opportunity to speak in support of the item. She gave the background on this project that is the result of many fundraising programs and grants from the EPA and DEEP, along with support from Yale University and University of CT. This will provide job training come to fruition after many years in the process of approvals and development.

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

24-09 TEXT AMENDMENT – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

*Chairman Riley noted that this item has been **Deferred to April 29, 2024***

24-10 RE: 1346 – 1366 FAIRFIELD AVENUE – Seeking a modification of the special permit approval granted by the Planning & Zoning Commission on May 24, 1999, to permit the release of a restrictive covenant requiring a parking attendant when stacked parking is utilized.

Commissioner Filotei read the item for public hearing.

Atty. Diane Lord, representing the applicant came forward and explained the site will be used for Family Services Counseling center for adults to lease a portion to CT Institute for Immigrants and Refugees to have 25 dedicated parking spaces.. She noted this is a clean up of the land records as stacked parking is no longer needed.

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

1. Frank Prevas came forward and explained the center provides mental healthcare services and due to limited funding they no longer have events. He has no issues with the application.

Chairman Riley then he asked if there was anyone who wished to speak in opposition to the application.

1. Michael Borges of the nearby Funeral Home spoke against the petition in view of the clean-up that is needed. He reported there is poor lighting, there are homeless and vagrants there amidst lots of trash and the site is in very poor condition that needs work for it to be safe.

Atty. Diane Lord asked to speak in rebuttal and explained that this petition is only for the removal of stacked parking and not for the look of the area.

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

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 item has been withdrawn.

24-08 128 TROWEL STREET, 118 & 124 SUGGETTS LANE – Seeking a zone change amendment to re-zone 3 parcels from NX2 to RX2 to allow for the redevelopment of the vacant parcels into a hydroponic agricultural growth facility.

**** COMMISSIONER MORTON MOVED TO APPROVE ITEM #24-08 FOR THE FOLLOWING REASONS:**

1. The proposal conforms to the Master Plan of Conservation and Development.
2. There would be no adverse impacts with the zone change or for the proposed development..
3. The proposal is a benefit to the East End and to the City of Bridgeport.

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

24-09 TEXT AMENDMENT – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

*Chairman Riley noted that this item has been **Deferred to April 29, 2024***

24-10 1346 – 1366 FAIRFIELD AVENUE – Seeking a modification of the special permit approval granted by the Planning & Zoning Commission on May 24, 1999, to permit the release of a restrictive covenant requiring a parking attendant when stacked parking is utilized.

Chairman Riley suggested that there should be a site inspection to assess the conditions.

- ** COMMISSIONER CORDERO MOVED TO TABLE ITEM #24-10 TO THE MEETING OF APRIL 29, 2024.**
- ** COMMISSIONER DORGAN SECONDED.**
- ** THE MOTION TO TABLE PASSED UNANIMOUSLY.**

OTHER BUSINESS – None

APPROVAL OF MINUTES

•February 27, 2024 Regular Meeting

- ** COMMISSIONER MORTON MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 27, 2024 MEETING AS SUBMITTED.**
- ** COMMISSIONER DORGAN SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** COMMISSIONER DORGAN MOVED TO ADJOURN.**
- ** COMMISSIONER MORTON SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Telesco Secretarial Services.

City of Bridgeport
Zoning Board of Appeals
Regular Meeting
March 25, 2024