

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
NOVEMBER 30, 2015
REGULAR MEETING**

ATTENDANCE: Melville T. Riley, Chair; Anne Pappas-Phillips; Edgar Rodriguez; Carlos Moreno; Robert Morton; Tom Fedele

STAFF: Dennis Buckley, Zoning Official; Atty. Ed Schmidt, Associate City Attorney; Diego Guevara, Design Review Coordinator

CALL TO ORDER

The Chair called the meeting to order at 6:55 PM. A quorum was present.

CITY BUSINESS

(15-72) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation to the Common Council to partially discontinue portions of Hancock, Railroad and Howard Avenues to support the redevelopment of Block 302 for the Cherry Street project.

Bill Coleman came forward. He stated that the proposal is to discontinue slivers that run along $\frac{3}{4}$ of the perimeter Cherry, Railroad, Howard, and Hancock. Mr. Coleman distributed a map that showed the block as a whole. He stated that the properties are privately owned, and that they just received financing approval a week before Thanksgiving to moved forward on a project that will allow for the conversion of one of the buildings in questions to residential above, with a charter school below. He stated that the developers now own the lots, and the city is moving to contract with the same developer, being paid roughly \$800,000 to control the rest of the block.

Mr. Coleman stated that the parking is important for the developer to demonstrate to potential tenants that the space is ready to go. He stated, in terms of the 8-24 review, the city has stated that they want to take an adaptive reuse approach to pre-existing buildings, and this project fits the bill. He stated that they also propose to create street parking on Howard and Railroad, and angled parking on Hancock. Mr. Coleman stated that he observed traffic on these roadways, and there will be still be enough room to travel with the placement of the parking spaces.

The Chair asked if traffic studies had been done, and Mr. Coleman answered in the affirmative. He stated that he doesn't have the figures off the top of his head, but the study was ordered by the private developer and it can be made available for the city council. He further stated that the City Engineer has the report, and that this is the first step in a long process.

The Chair asked how far in the future they are looking, and Mr. Coleman stated that if the approved financing is considered, it could be done in as little as 18 months.

The Chair opened up the floor for public comment.

Atty. Raymond Rizio came forward, representing the owners on both sides of the street. He stated that O&G fully supports the project, but has sent a letter wanting to confirm no issues in regards to the turning radius in regards to parking.

Krystal Goephe asked for clarification on the item, and the Chair stated that it is to provide more parking for future tenants.

The Chair closed the hearing on item 15-72.

(15-70) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation to the Common Council to dispose of ten (10) City owned lots in accordance with the current Master Plan of Conservation & Development.

Mr. Coleman stated that the item is requesting a favorable report to the City Council at their January meeting regarding the disposal of 10 residential structures. He stated that they have the authority to remove the properties, and believe it is consistent with the master plan.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on item 15-70.

NEW BUSINESS

(15-71) 110 Broadway – Petition of RMVA-NY Properties, LLC – Seeking a site plan review to permit the construction of a 2-family dwelling in a R-A zone.

Jeff Prost came forward to represent the item. He stated that his client recently received a variance from the ZBA to allow the construction of a 2-family dwelling, and that they maintained all proper setbacks as well as 2 off-street parking spaces. He stated that the original house is 28% coverage, and that the new property is 7% coverage, and that the proposal is not to exceed the limits. He further stated that there is perhaps a 5 foot slope differentiation between the front and back yards.

Commissioner Pappas-Phillips asked if there is a garage, and Mr. Prost answered in the negative. She asked how many cars the property accommodates, and Mr. Prost stated that property accommodates 2 cars.

The Chair asked if there was a question about the drainage, and Mr. Prost answered in the negative, stating that the proposal was to handle this. The Chair stated that there were some concerns about drainage stated by the City Engineer in a letter. Mr. Prost stated that he had not seen the letter, and the Chair stated that the letter is dated sufficiently early that they should have seen it. Mr. Buckley stated that the letter was delivered to a member of Mr. Prost's staff on the 9th.

Commissioner Pappas-Phillips stated that the dimensions of the property are not outlined on the site plan, nor are the storm water hookups.

Mr. Prost stated that they would be happy to revise and enter the requirements to the City Engineer. The Chair advised him to request a continuance to the January 25th meeting, and Mr. Prost agreed.

TABLED BUSINESS

T-(15-67) 3 Armstrong Pl. – Petition of Pedro Quintero – Seeking a site plan review and a coastal site plan review to construct a 20' x 30' one-story building for industrial service use in an MU-LI zone and coastal area.

Mr. Buckley stated that they heard this case last month, and because the garage is located on a strictly residential lot, the committee asked that petitioner design something more fitting to the neighborhood. He stated that the applicant did what they asked, with the changes outlined in the provided packet.

DECISION SESSION

(15-72) 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC.

8-24 OF THE CT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL TO PARTIALLY DISCONTINUE PORTIONS OF HANCOCK, RAILROAD AND HOWARD AVENUES TO SUPPORT THE REDEVELOPMENT OF BLOCK 302 FOR THE CHERRY STREET PROJECT.

**** COMMISSIONER MORTON MOVED TO GRANT ITEM 15-72 RE: 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL TO PARTIALLY DISCONTINUE PORTIONS OF HANCOCK, RAILROAD AND HOWARD AVENUES TO SUPPORT THE REDEVELOPMENT OF BLOCK 302 FOR THE CHERRY STREET PROJECT.**

**** COMMISSIONER RODRIGUEZ SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-70) 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL TO DISPOSE OF TEN (10) CITY OWNED LOTS IN ACCORDANCE WITH THE CURRENT MASTER PLAN OF CONSERVATION & DEVELOPMENT.

**** COMMISSIONER PAPPAS-PHILLIPS MOVED TO GRANT ITEM 15-70 RE: 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL TO DISPOSE OF TEN (10) CITY OWNED LOTS IN ACCORDANCE WITH THE CURRENT MASTER PLAN OF CONSERVATION & DEVELOPMENT.**

**** COMMISSIONER FEDELE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-71) 110 BROADWAY – PETITION OF RMVA-NY PROPERTIES, LLC – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN A R-A ZONE.

**** COMMISSIONER PAPPAS-PHILLIPS MOVED TO CONTINUE ITEM (15-71) 110 BROADWAY – PETITION OF RMVA-NY PROPERTIES, LLC – SEEKING A SITE**

PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN A R-A ZONE TO JANUARY 12, 2015 FOR THE FOLLOWING REASON:

- 1. TO ENABLE THE PETITIONER TO PROVIDE ADDITIONAL INFORMATION TO THE COMMISSION.**

**** COMMISSIONER FEDELE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

CONSENT AGENDA

CA-1 255 (AKA 205) BOSTWICK AVE. – PETITION OF BRIDGEPORT BIOENERGY, LLC – SEEKING AN 1- YEAR EXTENSION OF A SPECIAL PERMIT AND COASTAL SITE PLAN REVIEW APPROVAL THAT EXPIRED NOVEMBER 3, 2015.

Mr. Buckley stated that the special permit was approved last year, and that he received a timely letter requesting an extension on the 22nd of November.

**** COMMISSIONER FEDELE MOVED TO GRANT ITEM CA-1 255 (AKA 205) BOSTWICK AVE. – PETITION OF BRIDGEPORT BIOENERGY, LLC – SEEKING AN 1- YEAR EXTENSION OF A SPECIAL PERMIT AND COASTAL SITE PLAN REVIEW APPROVAL THAT EXPIRED NOVEMBER 3, 2015.**

**** COMMISSIONER MORENO SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

The new date has been established as December 9, 2016.

OTHER BUSINESS

**** COMMISSIONER FILOTEI MOVED TO PERMIT THE ZONING COORDINATOR TO SIGN OFF ON 1-YEAR EXTENSION REQUESTS FOR SPECIAL PERMITS & SITE PLAN REVIEWS.**

**** COMMISSIONER MORENO SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES

**** COMMISSIONER FEDELE MOVED TO APPROVE THE AUGUST MEETING MINUTES.**

**** COMMISSIONER MORTON SECONDED THE MOTION.**

**** MOTION PASSED WITH ONE (1) ABSTENTION.**

ADJOURNMENT

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

**** COMMISSIONER MORTON SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:35 PM.

Respectfully submitted,

Catherine Ramos

Telesco Secretarial Services