



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 29, 2022**

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

**ATTENDANCE:** Mel Riley, Chairman; Robert Filotei, Acting Secretary; Cesar Cordero, Jacqueline Martoral, Carlos Moreno, Robert Morton

**STAFF:** Paul Boucher, Zoning Department, Jackson Strong, Design Coordinator

**CALL TO ORDER**

Commissioner Riley called meeting to order at 6:30 p.m. He then announced the Commissioners seated. A quorum was present.

**(22-34) RE: 427 CHOPSEY HILL ROAD – Seeking a zone change from N4 to N2 beginning at a point on the easterly side of Wilcox Street thence running Northerly 314.49 feet; Easterly 439.54 feet; Southerly 155.54 feet; Westerly 100.00 feet; Southerly again 50.00 feet; Westerly again 125.00 feet; Southerly again 100.00 feet; Westerly again 151.80 feet to the point of beginning, and also seeking approval for a 14-lot subdivision of the existing parcel.**

Atty. Rizio came forward and greeted the Commissioners. He requested that Agenda Item 22-24 be continued to the September meeting.

**C-1 (22-24) RE: 150 WASHINGTON TERRACE – Seeking a special permit and a site plan review to permit the construction of a 6-family, double house A in the NX1 zone.**

Atty. Rizio came forward and introduced himself to the Commissioners. He said that they were present to request Special Permit under the new regulations for a six family, double house in NX1 zone. He distributed packets of photos along with a letter from Council Members Tyler Mack and Jorge Cruz who were in favor of the project.

Atty. Rizio explained this was a heavily populated area on Washington Terrace. He noted that there had been previously approved other multi-family dwellings including senior housing. He displayed the floor plans for the various units including 1, 2 and 3 bedroom units. It would have 72% land coverage and include new sidewalks. This gives them 30% landscaping. Mr. Strong's report indicates that they have satisfied all the Zoning requirements and no variances have been requested. He said that they hoped this would encourage development along Washington Terrace, which is a one way street. This is a significant investment in a vacant parcel.

Atty. Rizio noted that this project would have no impact on Long Island Sound. He added that it would satisfy the Master Plan of Conservation and Development and Plan Bridgeport requirements.

Mr. Strong, the Design Review Coordinator, came forward and said that they had reviewed the plans and requested a number of changes, which were made. This project is in line with the goals of the Master Plan. He noted that the building was now in line with the neighboring building, the landscaping was appropriate.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Atty. Rizio said that the applicant had no objections to adapting the Staff recommendations.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on Agenda Item C-1 (22-24) 150 Washington Terrace.

**D-1 (22-28) RE: 8-24 REFERRAL – Requesting under Sec. 8-24 of the CT General Statutes a favorable report to the City Council for a lease agreement for a portion of 1136-1160 Main Street to Berlinetta Brewing to use as a beer garden with bocce ball courts.**

Mr. Bill Coleman, the Deputy Director of OPED, came forward to present the 8-24 review. He said that they were trying to activate the downtown area. Mr. Strong displayed a street view of the proposed site.

Commissioner Filotei asked about the parking. Mr. Coleman said that there was a parking area nearby. If the lot is sold, the beer garden will vacate.

Commissioner Filotei said that the application had been signed at the beginning of the summer by the OPED Director but was delayed in getting to the Commission. Mr. Coleman said that there were some details that had to be worked out.

**D-2 (22-27) RE: 1136-1160 MAIN STREET – Seeking a \*certificate of location approval on a vacant parcel of property to be used as a beer garden with outdoor seating, bocce ball courts and beer service in the DX1 zone.**

Mr. Richard Ruggier and Mr. Chris Ruggier came forward to speak about the Beer Garden. There is no open bar. It is table service only.

Mr. Chris Ruggier said that they had had a great response to the beer garden. Activating the lot would be great and noted that they close the garden at 9 p.m. The patrons then go to local restaurants. They have had food trucks on the street and the garden patrons, local residents and train passengers take advantage of the food trucks, many of whom are owned by Bridgeport vendors.

Commissioner Filotei asked how soon the garden could be opened. Mr. Coleman said that they would be presenting this to the Council next week.

Mr. Strong came forward and said that the application had been reviewed by the Department. He reviewed the zoning requirements for the Certificate of Location and the proposal meets all the requirements. He said the uses would be compatible with Plan Bridgeport and the Master Plan of Conservation.

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

Council Member AmyMarie Vizzo-Paniccia from the 134th District came forward and read the following statement into the record:

Good Evening, I am AmyMarie Vizzo-Paniccia and reside at 565 Goldenrod Avenue, in Bridgeport.

I am here to speak in favor and ask for you to proceed to allow Berlinetta Brewing access to expand their business along with the garden area /grass land area across from them. I have known Chris and Rich over 10 years. I was very delighted that they chose to build and run their business in Bridgeport.

They also chose a building location that had massive renovations, built and outfitted during the height of that pandemic. Besides the pandemic, they had to wait with delays by the city, yet they proceeded forward.

They are now going into their second year of business here in Bridgeport.

They also have invested much to be here along with running a first class business. Place is always clean and well run.

Berlinetta Brewing and Bridgeport, CT also made the print news from Czech.

I know that Berlinetta Brewing is an asset to Bridgeport and I respectfully hope that will also agree. Thank you very much.

Ms. Loren Coakley Vincent, Downtown Bridgeport, came forward to speak in favor of the application. She said that this would be a great addition and would move the activity towards the north end of town.

Mr. Stephen Constanzo, a Black Rock resident, came forward and said that they were trying to activate Legion Square. He said that he knew the Ruggier brothers and been involved in special events with them. This will be a welcomed addition to Bridgeport. He added that they were working together for Hispanic Heritage Month.

A resident of 1042 Broad Street came forward Chad, and said that he was frequently at the Ruggier's family friendly establishment with their young child. The Ruggier's beers are one of the top beers in the area. He noted that there were also now bocce leagues in the area.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on Agenda Item D-2 (22-27) RE: 1136-1160 Main Street – Seeking a \*certificate of location approval on a vacant parcel of property to be used as a beer garden with outdoor seating, bocce ball courts and beer service in the DX1 zone at 7:08 p.m.

### **NEW BUSINESS**

**(22-17) RE: 205 BROAD STREET (aka 68 University Avenue) – Seeking a site plan review and coastal site plan review to permit the construction of a 4-story, 204,000-sq. ft. educational facility with an attached gymnasium and auditorium, and related parking in the P2 zone and coastal area.**

Mr. Joe Costa, a principal at Perkins Eastman and who was representing the City of Bridgeport came forward. He introduced the other project managers. They are present for a site plan review.

Mr. Gary Guimond, a principal for Richter and Cegan, came forward and gave a brief overview of the property and the Bassick High School plans. He indicated where the traffic would be routed and indicated where the visitor and staff drop off areas would be on the site plan. There will be a 6 foot high chain link fence around the property.

Mr. Guimond listed the various materials that would be used. The existing athletic field will be upgraded for football. Mr. Guimond also reviewed the proposed landscaping.

Mr. Matthew Misce of 2321 Clinton Avenue, came forward to speak about water retention and storm water. He said that that retention system will be able to retain water from the site up to a 10 year Storm.

Mr. Anthony Stark of Washington Avenue came forward and displayed an architectural exterior drawing of the proposed school

Mr. Costa came forward and turned in the green mailing cards.

Commissioner Riley asked about the floor plans, which Mr. Stark displayed. Mr. Stark reviewed the details with the Commissioners.

Commissioner Filotei asked if there was enough parking for the students. Mr. Costa said that there had been a number of discussion about this with the Board of Education and he noted that most of the students don't drive. For the Baseball or Football games, they were anticipating using Seaside Park.

Commissioner Martoral asked about the traffic flow. Mr. Costa said that most of the traffic will be coming down Broad Street. The bus company will work with the BOE on the traffic plan.

Mr. Strong came forward and said he would be reviewing the criteria. He noted that this was before the Board because of the Coastal Site Plan. The plans were evaluated and an floor height issue had been identified. This was changed and approved by the ZBA. As this is not located directly on the shoreline, there is no impact on water dependent uses.

Commissioner Filotei read the following letter from Mr. John Gaucher

The department has issued the attached Flood Management Certificate (FMC). Note that condition to requires that additional information be submitted to demonstrate that the stormwater management system is consistent with the 2004 Connecticut Stormwater Quality Manual. Such compliance would also meet the standards of the Connecticut Coastal Management Act (CCMA).

I reviewed the CSPP application and plans that were referred to our office. By the issuance of the FMC with the above referenced condition, the proposal lacks sufficient information to determine compliance with the requirements and standards of the storm water quality manual. My review confirmed that the information provided regarding the proposed stormwater management system is incomplete. however, our office will be reviewing additional information as part of the FMC condition when supplemental information is submitted. therefore, we have no comments for the Planning And Zoning Commission's consideration regarding the proposals consistency with CCMA policies except that the proposed stormwater management system is incomplete and will be

reviewed by the Land And Water Resource Division under the issued FMC condition when they requested additional information is provided.

Please let me know if you have any questions or if you need any additional information.

Signed John Gaucher  
Environmental Analyst III  
Land and Water Resources Division  
Bureau of Water Protection and Land Reuse  
79 Elm St.  
Hartford, CT 06106

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application.

Mr. Martin McClure of Broad Street came forward and said that he was not opposed to the high school but had concerns about the environmental study that was done. He said that when there are storms, this is the first area to flood and the water can get really high.

Commissioner Filotei said that there were two letters of opposition. He said that one letter stated that the peace and quiet of the area will be gone, and that the property values will be impacted. The neighbors felt their house would be coated with dust from construction.

Commissioner Filotei read the second letter from Bridgeport International Academy which had several concerns.

Mr. Costa came forward and said that the opposition was simply because of where the property was located.

**(22-32) RE: 5 FAIRVIEW AVENUE – Petition of Restaurant Dominicano El Cadero – Seeking a certificate of location approval to provide patrons with beer and wine with their meals in the MXN zone.**

The representative for the owner, Mr. Calderon, came forward and said that they have been in operation for a year. He said that there would be table service and no bar.

The representative turned in the receipts for the notification letters. He also reviewed the hours of operation and said that the restaurant will be open seven days a week.

Commissioner Filotei said that he was there and thought it was a social club and not a restaurant. The restaurant representative noted that there was a full kitchen in the building.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on Agenda Item 22-32 – 75 Fairview Avenue.

**(22-33) 215 MAPLEWOOD AVE. – Petition of Franklin Investors – CT, LLC – Seeking a zone change from MX1 to RX1 beginning at the north western property corner at the intersection of Maplewood Avenue and Brothwell Street: Thence North 62 degrees 15 minutes 51 seconds East at a distance of 49.17 feet to a point; Thence South 26 degrees 11 minutes 43 seconds East at a distance of 142.34 feet to a point; Thence South 72 degrees 21 minutes 46 seconds West at a distance of 51.94 feet to a point; Thence North 31 degrees 5 minutes 35 seconds West at a distance of 13.45 feet to a point; Thence North 25 degrees 3 minutes 52 seconds West at a distance of 120.06 feet to the point of beginning; Encompassing an area of 6,948+/- square feet (0.1565+/- acres).**

Atty. Rizio came forward and distributed copies of photographs of the site and a property map showing that the parcel was zoned MX-1 and surrounded by RX-1. He noted that there was no commercial parking and it was difficult to have a commercial business there with no parking. He also said that the building was 2 stories, but the surrounding buildings were all three stories. The NX-1 parcel at the rear is not owned by the applicant. This is an example of spot zoning, which is why this application for change is being presented. The change will allow the property to be developed similar to the neighboring properties.

Mr. Strong came forward and presented his report. He reviewed the details of criteria requirements with the Commissioners and noted that the application meets the criteria.

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

Mr. Bill Coleman came forward and explained that sometimes the form of the building often indicates the zone it should be. However, there are times when it does not work correctly.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on Agenda Item 22-33 – 215 Maplewood Avenue.

**(22-35) 2710, 2720, 2668 North Ave. – Petition of Safeguard Properties II, LLC – Seeking a special permit and a site plan review for a new 3-story, 128, 405 gross sq. ft. self-service**

**storage building with three (3) retail tenant spaces in a commercial center building type in the MX2 zone.**

Atty. Kristen Motel, a partner at the law firm of Cuddy and Feder, came forward and displayed an exterior architectural rendering as a site plan. She said that there was no outdoor storage and that there were currently four buildings on the site. They will reduce the imperious area by about 2 acres along the Rooster River. The new building will be an improvement along North Avenue.

The current structures have been abandoned.

Mr. Stanley Bonilla, Sr. Vice President of Development for Safeguard Self Storage, came forward and greeted the Commissioners. This will be the third property that they will be operating in Connecticut and the 83rd property that they own. He said that they have developed most of the properties they own themselves.

Mr. Bonilla thanked the staff for their recommendations and noted that they had reached out to the community. There were concerns about dumping, noise and flooding on the property. The new Building will be located out of the flood zone.

Mr. Chris Marshal of SJW Architecture Design came forward and reviewed the site plan with the Commissioners. He noted that they had upgraded the materials as requested. There is a berth located outdoors, but it is covered.

Commissioner Riley asked if they were aware of the WPCA comments. Atty. Motel said that they were and had addressed them.

Mr. Strong came forward to present his report. He noted that the original application had been filed in February and there had been some recommendations made about retail space on the first floor. The retail spaces are not very large. There are a number of residential units nearby and this retail might be of use to the neighbors. Mr. Strong then reviewed the seven stated criteria in the Code and the goals of the Master Plan.

Mr. Strong said that there had been a recommendation that the building facade behind the gas station be painted by a local muralist.

Mr. Small from 2660 North Avenue came forward to express his opposition. He lives in the building next to the property. He said that his associates had discussed this. He noted that over the last three years, there had been major flooding in his complex. He added that EMS cannot enter his complex because the parking entrance is only 6 feet 10 inches. They have been using the parking lot of the site for emergency services access, but there has been an issue with someone locking the gate at the back.



Mr. Small said that he was also concerned about the quality of life because there was a dumpster on the neighboring property.

Mr. Bonilla said that the gate will remain along with the existing easement. The trash receptacle will remain but the garbage will be removed.

Mr. Bonilla said that there was a storm water drain easement across the back of 2668 North and the line will be cleared out. There will also be a rain garden installed to ease the flood water.

Atty. Motel said that they were removing almost 2 acres of impervious paving and increasing the amount of pervious surfaces.

Commissioner Riley closed the hearing on Agenda Item 2710, 2720, 2668 North Ave. He then closed the Public Hearing portion of the meeting at 8:20 p.m.

### **DECISION SESSION**

**C-1 (22-24) RE: 150 WASHINGTON TERRACE – Seeking a special permit and a site plan review to permit the construction of a 6-family, double house A in the NX1 zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM C-1 (22-24) RE: 150 WASHINGTON TERRACE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 6-FAMILY, DOUBLE HOUSE A IN THE NX1 ZONE WITH THE FOLLOWING CONDITION:**

**THE APPLICANT WILL COMPLY WITH THE STAFF RECOMMENDATIONS OUTLINED ON PAGE 11 OF THE DESIGN REVIEW COORDINATOR'S REPORT DATED 7/13/2022.**

**FOR THE FOLLOWING REASONS:**

**THE PROPOSED USE IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**

**THE PROJECT COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 11.50 AND SITE PLAN REVIEW STANDARDS OF SEC. 11.70.**

**THERE IS NO ADVERSE IMPACT ON THE NEIGHBORHOOD.**

**\*This special permit approval, as required under Sec. 11.50.6 of the Zoning Regulations of the City of Bridgeport, CT shall expire September 5, 2023.**

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

**D-1 (22-28) RE: 8-24 REFERRAL – Requesting under Sec. 8-24 of the CT General Statutes a favorable report to the City Council for a lease agreement for a portion of 1136-1160 Main Street to Berlinetta Brewing to use as a beer garden with bocce ball courts.**

**\*\* COMMISSIONER MARTORAL MOVED TO GIVE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL REGARDING AGENDA ITEM D-1 (22-28) RE: 8-24 REFERRAL – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTES A FAVORABLE REPORT TO THE CITY COUNCIL FOR A LEASE AGREEMENT FOR A PORTION OF 1136-1160 MAIN STREET TO BERLINETTA BREWING TO USE AS A BEER GARDEN WITH BOCCE BALL COURTS.**

**\*\* COMMISSIONER FILOTEI SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-2 (22-27) RE: 1136-1160 Main Street – Seeking a \*certificate of location approval on a vacant parcel of property to be used as a beer garden with outdoor seating, bocce ball courts and beer service in the DX1 zone.**

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE AGENDA ITEM D-2 (22-27) RE: 1136-1160 MAIN STREET – SEEKING A \*CERTIFICATE OF LOCATION APPROVAL ON A VACANT PARCEL OF PROPERTY TO BE USED AS A BEER GARDEN WITH OUTDOOR SEATING, BOCCE BALL COURTS AND BEER SERVICE IN THE DX1 ZONE WITH THE FOLLOWING CONDITION:**

- **TABLE SERVICE ONLY.**

**FOR THE FOLLOWING REASON:**

- **PROVIDES A RECREATIONAL OPPORTUNITY FOR DOWNTOWN RESIDENTS AND VISITORS ALIKE.**

**\*\* COMMISSIONER FILOTEI SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**(22-17) RE: 205 BROAD STREET (aka 68 University Avenue) – Seeking a site plan review and coastal site plan review to permit the construction of a 4-story, 204,000-sq. ft. educational facility with an attached gymnasium and auditorium, and related parking in the P2 zone and coastal area.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM (22-17) RE: 205 BROAD STREET (AKA 68 UNIVERSITY AVENUE) – SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4-STORY, 204,000-SQ. FT. EDUCATIONAL FACILITY WITH AN ATTACHED GYMNASIUM AND AUDITORIUM, AND RELATED PARKING IN THE P2 ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE PROPOSED STORMWATER MANAGEMENT SYSTEM IS INCOMPLETE AND MUST BE REVIEWED AND APPROVED BY THE LAND & WATER RESOURCES DIVISION PRIOR TO STARTING CONSTRUCTION.**
- 2. THE COB’S ENGINEERING DEPARTMENT WILL REVIEW AND APPROVE AS PART OF THE BUILDING PERMITTING PROCESS.**
- 3. A SEPARATE SOIL EROSION & SEDIMENTATION CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE ZONING & ENGINEERING DEPARTMENTS PRIOR TO SITE AND CONSTRUCTION WORK.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT WILL NOT HAVE ANY ADVERSE IMPACT ON LONG ISLAND SOUND OR ITS RESOURCES.**
- 2. THE SITE PLAN COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 11.70.**

**\*This coastal site plan approval, as required under Sec. 11.80.7 of the Zoning Regulations of the City of Bridgeport, CT shall expire on September 5, 2023.**

**\*\* COMMISSIONER CORDERO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(22-32) RE: 5 FAIRVIEW AVENUE – Petition of Restaurant Dominicano El Cadero – Seeking a certificate of location approval to provide patrons with beer and wine with their meals in the MXN zone.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM (22-32) RE: 5 FAIRVIEW AVENUE – PETITION OF RESTAURANT DOMINICANO EL CADERO – SEEKING A CERTIFICATE OF LOCATION APPROVAL TO PROVIDE PATRONS WITH BEER AND WINE WITH THEIR MEALS IN THE MXN ZONE WITH THE FOLLOWING CONDITION:**

- TABLE SERVICE ONLY.**

**FOR THE FOLLOWING REASONS:**

**• THE APPLICATION MEETS THE APPROVAL CRITERIA FOR THE CERTIFICATE OF LOCATION OF SEC. 11.120.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(22-33) 215 Maplewood Ave. – Petition of Franklin Investors – CT, LLC – Seeking a zone change from MX1 to RX1 beginning at the north western property corner at the intersection of Maplewood Avenue and Brothwell Street: Thence North 62 degrees 15 minutes 51 seconds East at a distance of 49.17 feet to a point; Thence South 26 degrees 11 minutes 43 seconds East at a distance of 142.34 feet to a point; Thence South 72 degrees 21 minutes 46 seconds West at a distance of 51.94 feet to a point; Thence North 31 degrees 5 minutes 35 seconds West at a distance of 13.45 feet to a point; Thence North 25 degrees 3 minutes 52 seconds West at a distance of 120.06 feet to the point of beginning; Encompassing an area of 6,948+/- square feet (0.1565+/- acres).**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (22-33) 215 MAPLEWOOD AVE. – PETITION OF FRANKLIN INVESTORS – CT, LLC – SEEKING A ZONE CHANGE FROM MX1 TO RX1 BEGINNING AT THE NORTH WESTERN PROPERTY CORNER AT THE INTERSECTION OF MAPLEWOOD AVENUE AND BROTHWELL STREET: THENCE NORTH 62 DEGREES 15 MINUTES 51 SECONDS EAST AT A DISTANCE OF 49.17 FEET TO A POINT; THENCE SOUTH 26 DEGREES 11 MINUTES 43 SECONDS EAST AT A DISTANCE OF 142.34 FEET TO A POINT; THENCE SOUTH 72 DEGREES 21 MINUTES 46 SECONDS WEST AT A DISTANCE OF 51.94 FEET TO A POINT; THENCE NORTH 31 DEGREES 5 MINUTES 35 SECONDS WEST AT A DISTANCE OF 13.45 FEET TO A POINT; THENCE NORTH 25 DEGREES 3 MINUTES 52 SECONDS WEST AT A DISTANCE OF 120.06 FEET TO THE POINT OF BEGINNING; ENCOMPASSING AN AREA OF 6,948+/- SQUARE FEET (0.1565+/- ACRES). ZONE CHANGE EFFECTIVE SEPTEMBER 5, 2022 FOR THE FOLLOWING REASONS:**

- 1. THE REQUEST COMPLIES WITH AND IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE ZONE CHANGE CORRECTS A MAPPING ERROR AND ELIMINATES A “SPOT” ZONING ISSUE.**

**\*\* COMMISSIONER MORENO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(22-34) RE: 427 CHOPSEY HILL ROAD – Seeking a zone change from N4 to N2 beginning at a point on the easterly side of Wilcox Street thence running Northerly 314.49**

feet; Easterly 439.54 feet; Southerly 155.54 feet; Westerly 100.00 feet; Southerly again 50.00 feet; Westerly again 125.00 feet; Southerly again 100.00 feet; Westerly again 151.80 feet to the point of beginning, and also seeking approval for a 14-lot subdivision of the existing parcel.

**\*\* COMMISSIONER MORENO MOVED TO CONTINUE AGENDA ITEM (22-34) RE: 427 CHOPSEY HILL ROAD – SEEKING A ZONE CHANGE FROM N4 TO N2 BEGINNING AT A POINT ON THE EASTERLY SIDE OF WILCOX STREET THENCE RUNNING NORTHERLY 314.49 FEET; EASTERLY 439.54 FEET; SOUTHERLY 155.54 FEET; WESTERLY 100.00 FEET; SOUTHERLY AGAIN 50.00 FEET; WESTERLY AGAIN 125.00 FEET; SOUTHERLY AGAIN 100.00 FEET; WESTERLY AGAIN 151.80 FEET TO THE POINT OF BEGINNING, AND ALSO SEEKING APPROVAL FOR A 14-LOT SUBDIVISION OF THE EXISTING PARCEL TO THE SEPTEMBER 26, 2022 MEETING.**

**\*\* COMMISSIONER CORDERO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(22-35) 2710, 2720, 2668 North Ave. – Petition of Safeguard Properties II, LLC – Seeking a special permit and a site plan review for a new 3-story, 128, 405 gross sq. ft. self-service storage building with three (3) retail tenant spaces in a commercial center building type in the MX2 zone.**

Commissioner Filotei said that this location would be perfect for housing.

**\*\* COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (22-35) 2710, 2720, 2668 NORTH AVE. – PETITION OF SAFEGUARD PROPERTIES II, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW FOR A NEW 3-STORY, 128, 405 GROSS SQ. FT. SELF-SERVICE STORAGE BUILDING WITH THREE (3) RETAIL TENANT SPACES IN A COMMERCIAL CENTER BUILDING TYPE IN THE MX2 ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT WILL COMPLY WITH THE STAFF RECOMMENDATIONS OUTLINED ON PAGE 9 OF THE DESIGN REVIEW COORDINATOR'S REPORT DATED 8/9/2022.**
- 2. THE APPLICANT WILL COMPLY WITH THE FIRE MARSHAL'S PRELIMINARY COMMENTS IN THE MEMORANDUM DATED 8/5/2022.**
- 3. THE APPLICANT WILL COMPLY WITH THE WPCA'S PRELIMINARY COMMENTS IN THE MEMORANDUM DATED 8/5/2022.**
- 4. THE APPLICANT WILL COMPLY WITH THE ENGINEERING DEPARTMENT'S PRELIMINARY COMMENTS IN THE REVIEW DATED 8/15/2022.**

5. **THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT THE PROJECT MEETS THE STANDARDS AND REQUIREMENTS OF ALL REVIEWING BODIES IN THE BUILDING PERMITTING PROCESS.**
6. **A SEPARATE SOIL EROSION & SEDIMENTATION CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE ZONING & ENGINEERING DEPARTMENTS PRIOR TO SITE AND CONSTRUCTION WORK.**

**FOR THE FOLLOWING REASONS:**

1. **THE PROJECT WILL NOT HAVE AN ADVERSE IMPACT ON THE NEIGHBORHOOD.**
2. **THE PROJECT WILL IMPROVE THE STORM WATER MANAGEMENT OF THIS SITE AND CONTRIBUTE TO ALLEVIATING FLOODING IN GENERAL.**
3. **THE PROJECT PROVIDES A NEEDED SERVICE FOR THE COMMUNITY.**
4. **THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 11.50 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 11.70.**

5.

**\*This special permit approval, as required under Sec. 11.50.6 of the Zoning Regulations of the City of Bridgeport, CT shall expire September 5, 2023.**

**\*\* COMMISSIONER MORENO SECONDED.**

**\*\* THE MOTION PASSED WITH FIVE (5) IN FAVOR (RILEY, MORTON, CORDERO, MARTORAL, AND MORENO) AND ONE (1) OPPOSED (FILOTEI).**

**OTHER BUSINESS**

There was no additional business to consider at this time.

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION.**

Mr. Boucher said that at the July meeting, there was an 8-24 amendment presented. He said that there had been a clarification and while the amendment was approved for 750 feet from a school, it had not been included in the documentation. The Commissioners agreed that this was so.

**APPROVAL OF MINUTES**

**• July 22, 2022**

**\*\* COMMISSIONER MORENO MOVED THE MINUTES OF THE JULY 22, 2022 MEETING.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE JULY 22, 2022 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**• July 25, 2022**

**\*\* COMMISSIONER MORENO MOVED THE MINUTES OF THE JULY 25, 2022 MEETING.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE JULY 25, 2022 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER MORTON MOVED TO ADJOURN.**

**\*\* COMMISSIONER CORDERO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:37 p.m.

Respectfully submitted,

Telesco Secretarial Services