



**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 28, 2022**

45 Lyon Terrace
Bridgeport, CT 06604
(203) 576-7217 Phone
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ATTENDANCE: Mel Riley, Chairman; Robert Filotei, Secretary; Cesar Cordero, Johanna Dorgan, Kyle LaBuff, Jacqueline Martoral, Carlos Moreno

STAFF: Paul Boucher, Zoning Department, Atty. Russ Liskov; Jackson Strong, Design Coordinator

CALL TO ORDER

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

CONTINUED BUSINESS

C-1 (22-42) 62 Palmer St. – Petition of Strongwall Development, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.

Ms. Marcella Marcedo came forward and said that she was looking for a special permit from last month. She outlines the reasons why this project met the special permit criteria.

Mr. Strong came forward and said that the application had been reviewed before the ZBA and it was compliant with the standards. The two family plan is in accord with the Master Plan and encourages future development. It meets the requirements for a special permit.

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 in opposition to the application. Hearing none, Commissioner Riley closed the public hearing on 62 Palmer Street.

NEW BUSINESS

(22-46) 205 Bostwick Ave. – Petition of Park City Compost Initiative Inc (PCCI) – Seeking a coastal site plan review and a site plan review for an aerobic static pile composting location on a portion of the property in the P4 zone and coastal area.

Mr. Tim O'Connor came forward and introduced himself to Commissioners. He gave a brief overview of the plan for the aerobic static compost pile and described where the composting would be located by Captain's Cove.

Commissioner Riley asked about the process, and wished to know if it would smell. Mr. O'Connor said that it does not smell because they turn the piles over with a fair amount of frequency. They also have thermometers in it and the new food scraps are mixed with leaves and wood chips. He explained that they had done a number of demonstrations for other groups.

Commissioner Riley asked where the food scraps come from and who will be monitoring the debris. Mr. O'Connor said that there are quality checks before it is added to the compost.

Commissioner Riley asked what would happen to the compost once the process is completed. Mr. O'Connor said that they would have it available to those who they have a relationship with and also to landscapers, and other organizations like GBI.

Commissioner Filotei asked about rodents. Mr. O'Connor said that the rodents don't seem to like the area and added that there were a large number of seagulls in the area.

Commissioner Filotei asked about the six foot wall. Mr. O'Connor said that the wall would be around the entire area, not just the compost area.

Mr. Strong came forward and said that they had reviewed the petition and asked a number of questions about the potential negative effects on the surrounding area. He said that there were two conditions included in his report, which he reviewed. It does comply with the zoning regulations. He noted that it would not impact the coast land.

Mr. O'Connor then submitted his green mailing receipts.

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 in opposition to the application. Hearing none, Commissioner Riley closed the public hearing on 205 Bostwick Ave.

(22-48) 19 Infield St. – Petition of Pro Tech Home, LLC – Seeking a special permit and a site plan review to construct a 2-family dwelling in the N2 zone.

Mr. Tiago Silva came forward and greeted the Commissioners. He described the project and reviewed the regulations for the special permit with the Planning and Zoning Commission.

Commissioner Filotei asked if he was developing the entire parcel. Mr. Silva said that he was.

Commissioner Filotei asked about two nearby lots. Mr. Silva said that they were not part of his developments.

Commissioner Filotei asked why they were putting a two family in a single family zone. Mr. Silva said that by doing this, the second floor renters would generate income for the owner.

Commissioner Riley asked Mr. Silva to address the Special Permit standards. Mr. Silva said that the project is in compliance with the Master Plan.

Commissioner Riley suggested Mr. Silva familiarize himself with the Special Permit requirements and return for the January meeting.

DECISION SESSION

C-1 (22-42) 62 Palmer St. – Petition of Strongwall Development, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.

**** COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM C-1 (22-42) 62 PALMER ST. – PETITION OF STRONGWALL DEVELOPMENT, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 2-FAMILY DWELLING IN THE N2 ZONE WITH THE FOLLOWING CONDITION:**

THE HOUSE DESIGN SHALL BE SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS.

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 11.50 AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 11.70.**
- 2. THE PROPOSAL PROVIDES ADDITIONAL HOUSING FOR THE CITY.**

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

**** COMMISSIONER CORDERO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(22-46) 205 Bostwick Ave. – Petition of Park City Compost Initiative Inc (PCCI) – Seeking a coastal site plan review and a site plan review for an aerobic static pile composting location on a portion of the property in the P4 zone and coastal area.

**** COMMISSIONER LABUFF MOVED TO APPROVE AGENDA ITEM (22-46) 205 BOSTWICK AVE. – PETITION OF PARK CITY COMPOST INITIATIVE INC (PCCI) – SEEKING A COASTAL SITE PLAN REVIEW AND A SITE PLAN REVIEW FOR AN AEROBIC STATIC PILE COMPOSTING LOCATION ON A PORTION OF THE PROPERTY IN THE P4 ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT WILL PROVIDE ACTIVE ON-GOING MAINTENANCE TO MITIGATE ANY NEGATIVE IMPACT.**
- 2. THE MATERIALS SHALL BE COVERED TO KEEP RAINWATER OUT AND TO DETER SCAVENGER BIRDS.**

FOR THE FOLLOWING REASONS:

- 1. THERE WILL BE NO ADVERSE IMPACT ON LONG ISLAND SOUND OR ITS RESOURCES.**
- 2. THE PROPOSAL COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SECTION 11.70 AND THE COASTAL SITE PLAN REVIEW STANDARDS OF SECTION 11.80.7**

***This coastal site plan approval, as required under Sec. 11.80.9 of the Zoning Regulations of the City of Bridgeport, CT shall expire on December 5, 2023.**

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

(22-48) 19 Infield St. – Petition of Pro Tech Home, LLC – Seeking a special permit and a site plan review to construct a 2-family dwelling in the N2 zone.

**** COMMISSIONER FILOTEI MOVED TO CONTINUE AGENDA ITEM (22-48) 19 INFIELD ST. – PETITION OF PRO TECH HOME, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO CONSTRUCT A 2-FAMILY DWELLING IN THE N2 ZONE TO MONDAY, JANUARY 30, 2023.**

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

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

There were no additional matters to consider at this time.

APPROVAL OF MINUTES

• **November 1, 2022**

**** COMMISSIONER LABUFF MOVED THE MINUTES OF THE NOVEMBER 1, 2022 MEETING**

**** COMMISSIONER CORDERO SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 1, 2022 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER MARTORAL MOVED TO ADJOURN**

**** COMMISSIONER FILOTEI SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:59 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services