

**CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
May 29, 2018**

**ATTENDANCE:** Melville Riley, Chair; Barbara Freddino; Carlos Moreno; Robert Filotei;  
Tom Fedele; Cesar Cordero

**STAFF:** Dennis Buckley, Zoning Official; Russell Liskov, City Attorney

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:37 p. m. A quorum was present.

**CITY BUSINESS**

**C-1 (17-44) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.**

Mr. Buckley stated that the commission formed a subcommittee to address the language of the text amendment. The subcommittee has not yet convened and recommended that the item be deferred or continued.

**D-1 (18-18) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to amend the City of Bridgeport Zoning Regulations with Sec. 9-6 to establish three (3) overlay zones to help achieve a riparian buffer along streams (O-WF1); a public access easement along rivers (O-WF2) and a public access easement along large parcels of property and city own development sites along tidal waterways (O-WF2).**

Ms. Lynn Haig came forward. She stated that the item is being withdrawn.

**DEFERRED BUSINESS**

**D-2 (18-22) 1285 Boston Ave. – Petition of General Electric Company – Seeking a zone change from I-L to R-C for the athletic field and a re-subdivision of approximately 60 acres of property to establish four (4) lots. Also seeking a special permit and a site plan review as it pertains to the newly established lots (as previously advertised in the CT POST on 04/26/18).**

Attorney Pamela Elkow came forward in support of the item. She stated that we plan to subdivide the property into four parcels. She stated that one parcel has capped contaminants

and two ballfields will be moved to that parcel. Two parcels will be established for future development along the Asylum Avenue corridor.

Atty. Elkow requested that the parcel with the ballfields be re-zoned as R-C. She stated that there will be a maintenance shed and concession stand at the baseball field. The concession stand will have a bathroom.

Atty. Elkow stated that this will not be spot zoning. She stated that the use will low intensity and consistent with the neighborhood.

Mr. Bill Coleman came forward in support of the item. He stated that creating subdivisions will bring economic value to the location.

Attorney Barbara Schellenberg came forward in opposition to the item. She stated that the ballfields will not be consistent with the use of the neighboring lot. She stated that a buffer should be put in place to screen the children using the ballfields.

Atty. Elkow came forward with her rebuttal. She stated that the neighboring property is vacant industrial land. Our use will not impact the potential future use of the neighboring property.

**D-3 (18-23) 1900 Fairfield Ave. – Petition of McDonald’s Corporation – Seeking a site plan review to permit the enlargement of the existing nonconforming drive-thru facility at the existing fast food restaurant in an MU-LI zone.**

Attorney Rizio came forward in support of the item. He stated that an esplanade was recently installed which has resulted in the McDonald’s having only one entrance/exit. He stated that there are problems with congestion in the parking lot and with customers cutting the drive through line.

Atty. Rizio stated that the menu board on the west side of the building will be moved to the side of the building facing Fairfield Avenue. He stated that the new placement of the menu board, and a double order board system, will prevent drivers from being able to cut the drive through line. He stated that landscaping will be added to the front of the building which will prevent drivers from taking a left after entering the lot. He stated that preventing them from taking a left will create a one-way traffic flow and ease congestion.

**D-4 (18-24) 188 Pequonnock St. – Petition of Corlington N. Smith – Seeking a special permit and a site plan review to permit the establishment of a 50-seat, full service restaurant in the existing take-out restaurant/caterer facility in an OR zone.**

Mr. Corlington Smith came forward. He stated that he plans on converting an existing store front into a restaurant. He stated that the currently runs a catering business out of this location.

He currently employees 18 people. Mr. Smith stated that if he is able to open a restaurant, he will be able to have 12-15 more employees.

Mr. Smith stated that there is no striping in the parking lot but that the lot can hold 20 cars. He stated that customers will also be able to park in a lot directly across the street.

Mr. Bill Coleman came forward in favor of the item. He stated that the business will bring jobs to the community. He stated that the location does not have a parking requirement.

Ms. Tameka King came forward in favor of the item. She stated that the business has had a positive impact on the neighborhood, and she looks forward to the opening of the restaurant.

### **NEW BUSINESS**

**(18-25) 24 Whittier St. & 2226 Fairfield Ave. – Petition of Ender Kamaci – Seeking a zone change (as surveyed and described on the land records of the City of Bridgeport) for a portion of property located in a Residential-C (RC) zone with an existing commercial building in an Office Retail (OR) zone to now be entirely in an OR zone.**

Mr. Ender Kamaci came forward in support of the item. He stated that a portion of the building is located in an RC zone and the other portion of the building is in located in an OR zone. He stated that he would like the entire building to be located in an OR zone.

**(18-26) 167 Steuben St. – Petition of Waltersville Development Group, LLC – Seeking an adaptive reuse and special permit to convert the former school building into a 74-uint apartment building in an R-C zone.**

Mr. Buckley stated that the petitioner has requested that the item be deferred to June 25, 2018.

### **OTHER BUSINESS**

**(OB-1) 580 North Ave. – Discussion regarding the approved plan of development verses the revised changes to the subject facility.**

Mr. Buckley stated that the original plan was rejected by the Zoning Board of Appeals. He stated that the petitioner has revised the plan. Mr. Buckley asked if the petitioner should appear before this commission for a public hearing on the revised plan. Chairman Riley stated that the petitioner should come before this commission with the revised plans.

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

No items were brought forward.

### DECISION SESSION

**C-1 (17-44) TEXT AMENDMENTS – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.**

- \*\* COMMISSIONER FREDDINO MOVED TO CONTINUE (17-44) TEXT AMENDMENTS – SEEKING TO ESTABLISH A COMPREHENSIVE APPROACH TO ALL ESTABLISHMENTS SERVING OR SELLING LIQUOR WITHIN THE CITY LIMITS EXCLUDING FULL SERVICE RESTAURANTS UNDER SEC. 12-10 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS TO MONDAY, JUNE 25, 2018.**
- \*\* COMMISSIONER FEDELE SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**D-1 (18-18) TEXT AMENDMENT – Seeking to amend the City of Bridgeport Zoning Regulations with Sec. 9-6 to establish three (3) overlay zones to help achieve a riparian buffer along streams (O-WF1); a public access easement along rivers (O-WF2) and a public access easement along large parcels of property and city own development sites along tidal waterways (O-WF2).**

- \*\* COMMISSIONER FREDDINO MOVED TO ACCEPT THE WITHDRAWL OF (18-18) TEXT AMENDMENT – SEEKING TO AMEND THE CITY OF BRIDGEPORT ZONING REGULATIONS WITH SEC. 9-6 TO ESTABLISH THREE (3) OVERLAY ZONES TO HELP ACHIEVE A RIPARIAN BUFFER ALONG STREAMS (O-WF1); A PUBLIC ACCESS EASEMENT ALONG RIVERS (O-WF2) AND A PUBLIC ACCESS EASEMENT ALONG LARGE PARCELS OF PROPERTY AND CITY OWN DEVELOPMENT SITES ALONG TIDAL WATERWAYS (O-WF2).**
- \*\* COMMISSIONER FEDELE SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**D-2 (18-22) 1285 BOSTON AVENUE – Seeking a zone change from I-L to R-C for the athletic field and a re-subdivision of approximately 60 acres of property to establish four (4) lots. Also seeking a \*special permit and a site plan review as it pertains to the newly established lots.**

- \*\* COMMISSIONER FEDELE MOVED TO APPROVE THE 1285 BOSTON AVENUE FOUR (4) LOT SUBDIVISION OF 60 ACRES OF PROPERTY WITH THE FOLLOWING CONDITIONS:**

**1. THE DEVELOPMENT OF THIS 13.77 ACRE OF PROPERTY SHALL BE IN STRICT ACCORD WITH THE SURVEY PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**2. PETITIONER SHALL FILE A-2 SURVEY MAPS OF THE APPROVED LOTS ON THE CITY OF BRIDGEPORT LAND RECORDS.**

**FOR THE FOLLOWING REASON:**

**THIS WILL ESTABLISH TWO (2) NEW AND APPROVED BALL FIELDS IN PLACE OF THE EXISTING FIELD, AS WELL AS ESTABLISHING 2 LOTS FOR FUTURE DEVELOPMENT ALONG THE ASYLUM AVENUE CORRIDOR.**

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

**\*\* COMMISSIONER MORENO MOVED TO APPROVE THE ZONE CHANGE (FROM I-L TO R-C): (18-22) 1285 BOSTON AVENUE – SEEKING A ZONE CHANGE FROM I-L TO R-C FOR THE ATHLETIC FIELD EFFECTIVE 01/04/18.  
\*\* COMMISSIONER FEDELE SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COMMISSIONER FREDDINO MOVED TO APPROVE THE SPECIAL PERMIT & SITE PLAN REVIEW (FOR THE PROPOSED BALL FIELDS) AT 1285 BOSTON AVENUE WITH THE FOLLOWING CONDITIONS:**

**1. ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER OF 04/27/18 SHALL BE INCORPORATED INTO THIS DEVELOPMENT.**

**2. PETITIONER SHALL COMPLY WITH ALL NFPA1 FIRE CODE REQUIREMENTS AS NOTED IN THE FIRE MARSHAL'S REVIEW OF THIS PROJECT.**

**FOR THE FOLLOWING REASONS:**

**1. THE PROJECT AS APPROVED IS IN COMPLIANCE WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**2. THIS APPROVED DEVELOPMENT WILL HAVE NO UNACCEPTABLE IMPACT ON THE AREA AND IS LESS INTENSIVE THAN A LIGHT INDUSTRIAL USE WHICH WOULD BE ALLOWED BY-RIGHT.**

**\*THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE JUNE 4, 2019.**

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

**D-3 (18-23) 1900 FAIRFIELD AVENUE – Seeking a site plan review to permit the enlargement of the existing nonconforming drive-thru facility at the existing fast food restaurant in an MU-LI zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE (18-23) 1900 FAIRFIELD AVENUE – SEEKING A SITE PLAN REVIEW TO PERMIT THE ENLARGEMENT OF THE EXISTING NONCONFORMING DRIVE-THRU FACILITY AT THE EXISTING FAST FOOD RESTAURANT IN AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

**1. THE RECONFIGURATION OF THE TRAFFIC PATTERN AND ADDITIONAL DRIVE-THRU LANE SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASONS:**

**1. THE ADDITIONAL DRIVE-THRU LANE WILL LESSEN THE CONGESTION ON THE SUBJECT SITE.**

**2. THE RECONFIGURATION OF TRAFFIC EXITING THE SITE ON THE NORTHERN DRIVEWAY WILL ELIMINATE AN EXISTING SAFETY CONCERN.**

**3. THE RECONFIGURATION OF THE NORTHERLY DRIVEWAY FOR BOTH ENTERING AND EXITING THE SITE WILL RESULT IN BETTER, SAFER, TRAFFIC CONTROL.**

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

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

**D-4 (18-24) 188 PEQUONNOCK STREET – Seeking a \*special permit and a site plan review to permit the establishment of a 50-seat, full service restaurant in the existing take-out restaurant/caterer facility in an OR zone.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE 4 (18-24) 188 PEQUONNOCK STREET – SEEKING A \*SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 50-SEAT, FULL SERVICE RESTAURANT IN THE EXISTING TAKE-OUT RESTAURANT/CATERER FACILITY IN AN OR ZONE WITH CONDITIONS:**

**1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**2. THE PETITIONER SHALL INCORPORATE ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER OF 4/24/18, AS WELL AS THE WPCA MANAGER'S RECOMMENDATIONS REGARDING THE FAT, OIL AND GREASE TRAP INSTALLATION.**

**3. ALL RENOVATIONS ARE TO COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT AS WELL AS COMPLIANCE WITH THE INTERNATIONAL FIRE CODE OF 2016.**

**4. THE PARKING LOT MUST BE STRIPED IN ACCORDANCE WITH SEC. 11-1-12B OF THE ZONING REGULATIONS.**

**5. THE FACILITY SHALL BE CLOSED BY 11PM EVERY NIGHT AND ANY LIVE ENTERTAINMENT IS LIMITED TO SMALL ACOUSTICAL GROUPS ONLY.**

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

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

**\*This special permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall expire June 4, 2019.**

**(18-25) 24 WHITTIER & 2226 FAIRFIELD AVENUE – Seeking a zone change (as surveyed and described on the land records of the City of Bridgeport) for a portion of property located in a Residential-C (RC) zone with an existing commercial building in an Office Retail (OR) zone to now be entirely in an OR zone.**

**\*\* COMMISSIONER FREDDINO MOVED TO APPROVE (18-25) 24 WHITTIER & 2226 FAIRFIELD AVENUE – SEEKING A ZONE CHANGE (AS SURVEYED AND DESCRIBED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT) FOR A PORTION OF PROPERTY LOCATED IN A RESIDENTIAL-C (RC) ZONE WITH AN EXISTING COMMERCIAL BUILDING IN AN OFFICE RETAIL (OR) ZONE TO NOW BE ENTIRELY IN AN OR ZONE, EFFECTIVE 06/04/18 FOR THE FOLLOWING REASON:**

**1. THE LOT BEING LOCATED IN TWO DIFFERENT ZONES CREATES AN UNNECESSARY HARDSHIP ON THE OWNER AND POTENTIAL TENANTS.**

**\*\* COMMISSIONER FILTOEI SECONDED THE MOTION.**

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

**(18-26) 167 STEUBEN STREET – Seeking an adaptive reuse and \*special permit to convert the former school building into a 74-unit apartment building in an R-C zone.**

- \*\* COMMISSINOER FEDELE MOVED TO DEFER (18-26) 167 STEUBEN STREET – SEEKING AN ADAPTIVE REUSE AND \*SPECIAL PERMIT TO CONVERT THE FORMER SCHOOL BUILDING INTO A 74-UNIT APARTMENT BUILDING IN AN R-C ZONE TO MONDAY, JUNE 25, 2018.**
- \*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**OB-1 580 NORTH AVENUE – Discussion regarding the approved plan of development verses the revised changes to the subject facility.**

- \*\* COMMISSIONER FREDDINO MOVED TO DENY THE REVISED CHANGES TO THE SUBJECT FACILITY. THE PETITIONER SHALL FILE PLANS AND APPLICATION TO THE PLANNING & ZONING COMMISSION TO MODIFY THE APPROVED PLAN OF DEVELOPMENT.**
- \*\* COMMISSIONER FEDELE SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

#### **APPROVAL OF MINUTES**

Minutes of April 30, 2018 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Carlos Moreno, Reginald Walker, Robert Filotei, Cesar Cordero, Barbara Freddino, Anne Pappas-Phillips and Thomas Fedele; Staff: Dennis Buckley, Zoning Official.

- \*\* COMMISSIONER FILOTEI MOVED TO APPROVE THE APRIL 30, 2018 MINUTES AS SUBMITTED.**
- \*\* COMMISSIONER FREDDINO SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

#### **ADJOURNMENT**

- \*\* COMMISSIONER FEDELE MOVED TO ADJOURN.**
- \*\* COMMISSIONER MORENO SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:45 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services