



**PLANNING AND ZONING COMMISSION
SEPTEMBER 29, 2014
MEETING MINUTES
CITY OF BRIDGEPORT**

45 Lyon Terrace, Room
210
Bridgeport, CT 06604
(203) 576-7217 Phone
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ATTENDANCE: Mel Riley, Chair; Barbara Freddino, Secretary; Anne Pappas Phillips, Tom Fedele, Bob Filotei, Rosa J. Correa, Edgar Rodríguez, Carlo Moreno

STAFF: Dennis Buckley, Zoning Officer; Diego Guerrero, Design Review Coordinator; Atty. Ed Schmidt, City Attorney's Office

CALL TO ORDER.

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

(14-63) 8-24 REFERRAL – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the lease of a city-owned parcel at 236 Evergreen St.

Mr. Kooris came forward and said that this was the parcel known as the dog pound site and other City storage. He said that a parcel of vacant land on the piece that the City was looking to rent to an independent contractor. There will be monetary compensation, the renter is also a landscaper and will be taking care of the ground. The department worked with the police and fire departments to make sure that there will not be any infringement on their activities.

Commissioner Freddino asked if the property would cross any private property. Mr. Kooris said it did not. Commissioner Freddino asked how many trucks would be involved. Mr. Kooris said that the trucks were already local, so there would not be any increased traffic.

Commissioner Filotei asked about the valuation of the property. Mr. Kooris reviewed that with him.

Commissioner Freddino asked about the rent. Mr. Kooris said that it was under negotiation. She then asked if this would be to the City's advantage. Mr. Kooris said that it was.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on 236 Evergreen Street.

(14-64) 8-24 REFERRAL – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the acquisition and disposition of property in the west end redevelopment area (62 & 80 Cherry St. and 1325 & 1341 Railroad Ave.)

Mr. Kooris asked if the information was in the packet. The Commissioners said that it was. Mr. Kooris reminded everyone that this was a parcel on Railroad Avenue that had a fire two years ago. He then explained that the block had three owners, briefly described the three different parcels and explained that the parcels were intertwined. A developer has come forward with a proposal for adaptive re-use. This would be his first project in Bridgeport. Mr. Kooris said that there would be residential units and a school.

Mr. Kooris said that the City is looking to acquire the brick building for Phase 1 and this would reduce the amount of variables in the project. This would not require any additional funding because of a state grant.

Commissioner Phillips asked about the tax liens. He replied that there were three parcels had liens, but not the four. Mr. Kooris said that he did not want to just take the property for a number of reasons. Currently, the City is engaged in a friendly acquisition with the fourth parcel that is not under a tax lien. Eminent domain would take months. The State funds do not have to be repaid to the State.

Commissioner Filotei asked about the value. Mr. Kooris said that there was a disposition agreement. Discussion followed about the foreclosure. Commissioner Filotei wished to know if there was another way to do this. Mr. Kooris said that they City could take the parcel but it would take a long time. He added that there were shared walls and a history of fires in the building. By purchasing the building, it will increase the chances of both phases to be completed.

Commissioner Filotei said that the Council had approved one project and that hadn't happened. Mr. Kooris said that the Commission had approve the redevelopment

Commissioner Freddino pointed out that it was an 8-24 referral and the Council could over ride the decision by a 2/3rd vote. Commissioner Riley said that if the City takes the parcels by foreclosure, then the owner of the fourth parcel would have 0% incentive to sell to the City.

Commissioner Phillips said that the City stood to make approximate \$250,000 when the City sells the parcels to the developer.

Commissioner Correa asked if the Commission would be setting a precedent for others by doing this. Commissioner Phillips said that these were blighted areas. Commissioner Riley pointed out that the funds were only available for the West Side.

Commissioner Freddino asked if the full Council had approved it. Mr. Kooris said that the Committee had approved it, but it had not gone to the full Council yet. Commissioner Freddino repeated that if the Commission denied the referral, it would only take a 2/3rd vote to override it.

Commissioner Phillips said that it would be important to encourage development. Commissioner Filotei said that the City should take the parcel. Commissioner Phillips said that OPED would not want to take three only to lose the fourth, most critical piece.

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

Atty. Rizio came forward and said that he was present to represent the developer. He said that the whole purpose of the 8-24 was to make sure that the entire parcel was available. Timing is very important and said that OPED had many plans that had been abandoned because of timing. He respectfully requested that this application be granted.

Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on 62 & 80 Cherry St. and 1325 & 1341 Railroad Ave.

(14-51) – TEXT AMENDMENT - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - RE: Seeking to amend Sec. 6.3.7 by adding “high impact uses in the I-L zone only”.

Mr. Kooris came forward and said that they were proposing increasing the return truck trips specifically in terms of the anaerobic water treatment plant. He then gave a brief overview of history of the parcel in the West End. He said that this process would allow the plant to produce its own electricity. He explained that the amount of truck traffic had been miscalculated, but pointed out that the number of truck would have been reduced by the number of trucks that would be hauling sludge to New Haven.

Commissioner Freddino then read a statement from John Gaucher of the Office of Long Island Sound Programs that stated that he had no comment regarding this issue.

Commissioner Freddino then asked if this would relate to another item on the agenda. Mr. Kooris said that it would.

Commissioner Riley asked how much energy would be generated. Mr. Kooris said that he believed it to be about 1.5 megawatt of electricity.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the Sec. 6.3.7 Text Amendment.

(14-52) – TEXT AMENDMENT - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) RE: Seeking to amend Table 2.a to permit agricultural/farming as permitted (“P”) use in the MU-LI zone.

Mr. Kooris said that he believed that this was fairly straightforward. He said that it was a request to make an agricultural/farming as permitted in the MU-LI zone.

Commissioner Riley asked if this would include aquaponics. Mr. Kooris said that it would include greenhouses. Commissioner Phillips asked if it would involve medical marijuana. Mr. Kooris said that medical marijuana would require a hearing before Planning and Zoning.

Commissioner Freddino then read a statement from John Gaucher of the Office of Long Island Sound Programs that stated that he had no comment regarding this issue.

Commissioner Riley asked if there was only one farm in the City. Mr. Kooris said that there were a few farms, one being a large scale community garden in the City, along with a tree farm.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the Table 2.a Text Amendment.

(14-53) – TEXT AMENDMENT - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - RE: Seeking to amend Article 10 and Tables 2.b, 4.b and 4.h to include the NCVD zone.

Mr. Kooris distributed updated copies of the amendment because there was a typo on the document in the packet. He spoke about how this would provide the Commission with a tool to handle parcels that were infill development. This request is to make some small scale modifications to the NCVD that has been in use for about a year. It involves flood evaluation and some tweaks in the development standards, step backs, and increased footprints in regard to step backs. He indicated where the typo was in the building base information and stated what the correct information was.

Commissioner Filotei asked if the NRZs had been giving input. Mr. Kooris said that they had, but explained that there was also a request to change the maps.

Commissioner Freddino then read a statement from John Gaucher of the Office of Long Island Sound Programs that stated that he had no comment regarding this issue or Agenda Items 55, 56, & 57.

Commissioner Freddino asked how many locations this would affect. Mr. Kooris said that it would apply to 357 Main Street, but would be included in the tables. It has been designed to apply to multiple locations. A brief discussion followed about whether this should be combined with the map change requests later on the agenda.

Commissioner Freddino asked if these changes had been send to the Greater Bpt. Regional Business. Mr. Kooris said that they had been sent. Commissioner Freddino said that there had been no response included in her packet. She said that she preferred that all the "i"s be dotted and "t"s crossed.

Mr. Kooris said that Mr. Buckley had informed him that the letters went out on August 22nd. Commissioner Phillips said that under the rules of the regional planning agencies that if there was no response, it was assumed by State statute that it was an approval.

Commissioner Riley said that these items had already been included and Mr. Guevarra had been given new responsibilities regarding this. A new Planning Director had also been hired.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the Article 10 Amendment and Tables 2.b, 4.b and 4.h.

(14-54) ZONE/MAP CHANGE - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – RE: Requesting the adoption of west side of downtown map changes from the MU-LI, R-C and OR to the NCVD zone for properties bounded by Washington Ave. and a portion of block 919 to the north, State Highway 8 and Myrtle Ave. to the east, portions of blocks 919, 950 and Hanover St. to the south and portions of blocks 1155, 1145, and Park Ave. to the west.

As previously mentioned, the email from John Gaucher of the Office of Long Island Sound Programs stated that he had no comment regarding this issue.

Mr. Kooris then displayed two maps, one showing the current map zones and the second one showing the proposed changes. He then illustrated that there was a project that had

come in over the counter and been approved as of right, while another major mixed use project required variance after variance because of the way that the zones were stated.

Commissioner Freddino asked if the established businesses could stay when the zone is changed. Mr. Kooris agreed. She then wished to know if the businesses wanted to do something, would they require more land.

A discussion followed about which dollar store approval was presented to the Commission in the past.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the Zone/Map change for the NCVD zone.

(14-55) ZONE/MAP CHANGE - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – RE: Requesting the adoption of south end map changes from the R-B, R-C and OR to the NCVD and R-B zones for properties bounded by Austin St., Railroad Ave., Whiting St. to the north; Broad St. and Main St. to the east; University Ave. and portions of blocks 531 and 532 to the south and Myrtle Ave. and Warren St. to the west.

As previously mentioned, the email from John Gaucher of the Office of Long Island Sound Programs stated that he had no comment regarding this issue.

Mr. Kooris then displayed two maps, one showing the current map zones and the second one showing the proposed changes. These parcels are located in the South End. He said that there were significant pockets of residential parcels that were zoned OR. He indicated that these parcels were in the historic district and the zone would require single story commercial buildings. He spoke about the Cottage Place Historic District and Myrtle Avenue parcels.

Commissioner Riley asked what the proposed southern border would be. Mr. Kooris said that it would be a midline area that would include the residential properties.

Commissioner Freddino asked about one small parcel with five houses that were designated O-R. Mr. Kooris said that he did not know why this was done, but would like it to be designated R-B. These houses are not in the historical district, but might have historical value on their own.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. Mr. George Estrada, of the University of Bridgeport Facility Vice President, came forward and said that he was in favor of 14-55, 14-57 and 14-53. He said that the University was in favor of these changes. The commercial changes will support

the university students and the residential changes will provide more housing for the residents. He respectfully requested that Commission approve the applications he mentioned.

Mr. Michael Blythe came forward and said that he owned a business on Myrtle Avenue and said that both changes were vital to redevelop the South End.

Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the Zone/Map change for the properties bounded by Austin St., Railroad Ave., Whiting St. to the north; Broad St. and Main St. to the east; University Ave. and portions of blocks 531 and 532 to the south and Myrtle Ave. and Warren St. to the west.

(14-56) Zone/Map Change – Request of the Planning and Zoning Commission - RE: Requesting the adoption of map changes of the former Father Panik Village site from the R-C to the NCVD zone for properties bounded by Crescent Ave. to the north; Waterview Ave. to the east; Martin Luther King Dr. to the south and Hallett St. to the east.

As previously mentioned, the email from John Gaucher of the Office of Long Island Sound Programs stated that he had no comment regarding this issue.

Mr. Kooris then displayed two maps, one showing the current map zones and the second one showing the proposed changes. Mr. Kooris said that this was the most straight forward of the changes. It would allow for slightly greater intensity development and this would insure the greater pedestrian quality that the City is seeking.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the adoption of map changes of the former Father Panik Village site from the R-C to the NCVD zone for properties bounded by Crescent Ave. to the north; Waterview Ave. to the east; Martin Luther King Dr. to the south and Hallett St. to the east.

(14-57) Zone/Map Change – Request of the Planning and Zoning Commission RE: Requesting the adoption of map changes (Marina Village area) from the R-C, MU-LI, and OR-G to the NCVD and R-C zones for properties bounded by South Ave. and I-95 to the north; West Ave. and a portion of block 125 to the east; a portion of block 125 and Johnson St. to the south and a portion of block 401 and Railroad Ave. to the west.

As previously mentioned, the email from John Gaucher of the Office of Long Island Sound Programs stated that he had no comment regarding this issue.

Mr. Kooris then displayed two maps, one showing the current map zones and the second one showing the proposed changes. He reviewed the details of the parcels and explained why this would be beneficial for the area. Mr. Kooris then displayed an overall City zoning map showing the locations of the all the parcels involved in the map changes. These are mostly on the edges of downtown.

Commissioner Freddino asked why a particular parcel was not part of the change. Mr. Kooris then indicated where the parcel was located and gave the rationale for not including it in the zone changes.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on the adoption of map changes for (Marina Village area) from the R-C, MU-LI, and OR-G to the NCVD and R-C zones for properties bounded by South Ave. and I-95 to the north; West Ave. and a portion of block 125 to the east; a portion of block 125 and Johnson St. to the south and a portion of block 401 and Railroad Ave. to the west.

RECESS.

Commissioner Riley announced a recess at 8:33 p.m. He reconvened at 8:50 p.m.

Atty. Schmidt came forward to state that the Regional Business Council had reviewed all the zone changes and issues favorable reports, along with the text amendments. The letter from the Regional Business Council was dated September 10, 2014.

NEW BUSINESS.

(14-58) RE: 533 – 541 CENTRAL AVENUE – Petition of Haimergi Management Co - Seeking a site plan review and a coastal site plan review to permit the issuance of a DMV general repairer’s license mandated by the State of CT Department of Transportation for the maintenance of Rusty Oxer, Inc fleet of vehicles (only) in an R-BB zone and coastal area.

Atty. Joseph Coppola turned in the mailing receipts. He explained that Haimergi Mangement Company owns the property and Mr. Jeremiah Wooley is the owner of Haimergi Management. Mr. Oxer is an independent contractor who works for Haimergi.

Ms. Oxer came forward and said that her husband is a licensed mechanic and has a repair facility in Greenwich. In order for him to work on his customer's vehicles in Bridgeport, his name must be on the repair license.

Atty. Coppola then displayed a site map and described the parcel and buildings located on the parcel.

Commissioner Phillips then asked about the access to Central Avenue. Atty. Coppola said that there was access through a garage door on Central Avenue and that while the vehicles do occasionally use this route, most of the vehicles enter and leave through the north entrance.

In order for the company to have the repairs done, the license must be issued to Mr. Oser, who is not the owner of the business, but an independent contractor who provides the repair service

Commissioner Freddino said that Mr. Gaucher had no comments regarding the Coastal Management application.

Commissioner Freddino asked if Atty. Coppola had read the Engineer's report. Atty. Coppola replied that he had not received this report. Commissioner Freddino said that there appeared to be a property line issue. Atty. Coppola said there originally had been two parcels, but they had been combined into one.

Commissioner Freddino said that the curb cuts that are not being used should be restored to their original condition.

Commissioner Phillips asked about the turning radius of the trucks. Atty. Coppola said that the facility had been used as a truck repair location and there was no problem with the turning radius.

Commissioner Freddino asked if Atty. Coppola had received the letter from the WPCA. He said that he had not. Commissioner Freddino said that the DEEP might have to be involved because of the waste oil issue. Ms. Oser explained that the waste oil is contained in an above ground container and this is pumped out periodically. She added that the site is inspected regularly for compliance by the State.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley then closed the public hearing on 533 – 541 Central Avenue.

(14-59) RE: 255 (aka 205) BOSTWICK AVENUE – Petition of Bridgeport Bioenergy Facility, Inc. - Seeking a special permit, site plan review, and coastal site plan review to permit the construction of an Anaerobic Digestion facility in a I-L zone and coastal area.

Commissioner Riley asked the representative if he had received the Engineer's comments. He replied that he had received the first report but not the second one.

Commissioner Riley asked about the mailing. The attorney said that he had not brought them. Commissioner Riley said that the application could not go forward.

Commissioner Freddino said that the Engineer was looking for a whole set of civil designs for the building. Commissioner Riley said that both the green card receipts and the design plans have to be presented to the Commission and the City Engineer must be satisfied with the plans.

Commissioner Phillips said that the WPCA was also looking for the storm water management plan.

The representative waived the 65 day rule and requested a continuation.

(14-60) RE: 1860 PARK AVENUE – Petition of Torise Baker - Seeking a site plan review to permit the establishment of a professional tax and accounting firm in an R-A zone.

Ms. Baker came forward and submitted the green receipts and photos of the sign posting. She said that she was a tax accountant and would like to purchase 1860 Park Avenue. She went to ZBA and received variances for three parking spaces on the street. This is just for the site plan review. The only thing that she needs to do is to install an ADA ramp on the exterior.

Commissioner Phillips asked about the handicapped parking. Ms. Baker said that there was a driveway where they could park.

Ms. Baker said that she had just purchased the property. The Fire Marshal had no problems. The WPCA said that if she made any changes in the storm drains, they had to be connected to City lines.

Commissioner Phillips asked about the landscaping. Ms. Baker said that she had already started working on the landscaping. Commissioner Phillips pointed out that the sidewalks were cracked. Ms. Baker said that there was a contractor who lived in the neighborhood who was parking on the sidewalk. She has not yet had the chance to address this with him yet, since she just closed on the property last week. However, she owns her own home in another part of the City. Ms. Baker said that she was very excited about this.

She is currently the only employee, but is planning on hiring two receptionists.

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

Mr. Miguel Aktinson came forward and said he was a neighbor. He pointed out that there was high volume of traffic on the streets. He claimed that there would be clients parking in other people's driveways and on the street. Commissioner Riley explained that Planning and Zoning did not deal with the business approval. Ms. Baker's business had already been approved by the Zoning Board of Appeals.

Ms. Baker said that she has only owned the property for a week and a half. Since then, she has posted a sign directing her clients or contractors to her parking area in the back. Commissioner Riley said that there was a sign ordinance. It was noted that a lawyer had his office there previously.

(14-61) RE: 28 HILL STREET – Petition of Anthony Julian Railroad Construction, Inc. - Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a stone manufacturing and processing contractor's facility in a I-L zone and coastal area.

Atty. Quatrella then came forward, introduced himself and submitted the green mailing receipts.

He said that they had received the comments from the Fire Marshal, the City Engineer and Mr. Gueverra. He said that the City Engineer had not yet issued a letter saying the concerns had been addressed. Mr. Buckley pointed out that in the past the Commission had heard the application with the condition that the City Engineer be satisfied.

Commissioner Freddino said that the plans should have been filed in a timely fashion. Atty. Quatrella said that the Engineer's comments did not arrive until a week ago and the plans were finished over the week-end. He also pointed out that that it was a less intensive use.

Commissioner Phillips asked what stone veneer was. Atty. Quatrella started to reply but Commissioner Correa objected since the information was being given. Commissioner Riley pointed out that Atty. Cattrell was simply answering a question.

Atty. Quatrella said that the tenant will inquire of the owner to extend his stay and they will come back with the City Engineer's letter.

The representative waived the 65 day rule and requested a continuation.

(14-62) RE: 252 HALLETT STREET – Petition of Crescent Crossing, LLC - Seeking a modification of a special permit approved by the Planning & Zoning

Commission on 05/27/14 from the approved 93 units in 6 residential buildings to the proposed 177 units in 13 residential buildings in an R-C zone and coastal area.

Commissioner Freddino then read numerous comments from Mr. Gaucher. Atty. Rizio said that they had just received the email earlier in the day. He then distributed copies of the email which was sent at 4:41 p.m.

Atty. Rizio said that the plans were for an NCVD zone. Atty. Schmidt said that they could proceed with the presentation. Commissioner Phillips pointed out that there was a possibility that the NCVD zone might not be approved. Atty. Rizio said that he would take the risk.

He then went on to say that there had been a number of concerns from the City Engineer and the appropriate responses were sent, but they have not heard back from the City Engineer, despite several calls to him.

Atty. Rizio consulted with his clients and requested this be deferred to next month. Mr. Lenahan from Fuss and O'Neill said that Mr. Gaucher comments were the comments that would change the plans.

RECESS.

Commissioner Riley announced a recess at 10:05 p.m. He reconvened the meeting at 10:08 p.m.

DECISION SESSION.

(14-63) 8-24 REFERRAL – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the lease of a city-owned parcel at 236 Evergreen St.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE THE REQUEST FOR A FAVORABLE RECOMMENDATION REGARDING AGENDA ITEM 14-63, A SEC, 8-24 REFERRAL PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT FOR THE LEASE OF A CITY-OWNED PARCEL AT 236 EVERGREEN ST.**

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

(14-64) 8-24 REFERRAL – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the acquisition and disposition of property in the west end redevelopment area (62 & 80 Cherry St. and 1325 & 1341 Railroad Ave.)

****COMMISSIONER PHILLIPS MOVED TO APPROVE THE REQUEST FOR A FAVORABLE RECOMMENDATION REGARDING AGENDA ITEM (14-64) – A SEC. 8-24 REFERRAL PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) FOR THE ACQUISITION AND DISPOSITION OF PROPERTY IN THE WEST END REDEVELOPMENT AREA (62 & 80 CHERRY ST. AND 1325 & 1341 RAILROAD AVE.)**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED WITH SEVEN IN FAVOR (RILEY, FREDDINO, PHILLIPS, RODRÍGUEZ, CORREA, MORENO, AND FEDELE) AND ONE OPPOSED (FILOTEI).**

(14-51) – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - RE: Seeking to amend Sec. 6.3.7 by adding “high impact uses in the I-L zone only”.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (14-51) – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) - RE: SEEKING TO AMEND SEC. 6.3.7 BY ADDING “HIGH IMPACT USES IN THE I-L ZONE ONLY” WITH THE EFFECTIVE DATE OF MONDAY, OCTOBER 6, 2014 FOR THE FOLLOWING REASONS:**

- 1. COMPLIES WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT**
- 2. WILL PROMOTE NEW ECONOMIC DEVELOPMENT**
- 3. IS IN KEEPING WITH THE ECO-GREEN INITIATIVE**
- 4. WILL CONTRIBUTE TO THE REDUCTION OF TRUCK TRAFFIC ON I-95.**

**** COMMISSIONER CORREA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-52) – TEXT AMENDMENT - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) RE: Seeking to amend Table 2.a to permit agricultural/farming as permitted (“P”) use in the MU-LI zone,

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (14-52) – TEXT AMENDMENT - PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) RE: SEEKING TO AMEND TABLE 2.A TO PERMIT AGRICULTURAL/FARMING AS PERMITTED (“P”) USE IN THE MU-LI ZONE WITH THE EFFECTIVE DATE OF MONDAY, OCTOBER 6, 2014 FOR THE FOLLOWING REASON:**

CORRECTS AN OMISSION OF A 05/28/13 PLANNING & ZONING COMMISSION APPROVAL WHICH WAS TO ALSO INCLUDE AGRICULTURE/FARMING IN THE MU-LI ZONE.

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

(14-53) – TEXT AMENDMENT - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) - RE: Seeking to amend Article 10 and Tables 2.b, 4.b and 4.h to include the NCVD zone.

**** COMMISSIONER CORREA MOVED TO APPROVE AGENDA ITEM (14-53) – TEXT AMENDMENT - PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) - RE: SEEKING TO AMEND ARTICLE 10 AND TABLES 2.B, 4.B AND 4.H TO INCLUDE THE NCVD ZONE WITH THE EFFECTIVE DATE OF MONDAY, OCTOBER 6, 2014 FOR THE FOLLOWING REASONS:**

- 1. COMPLIES WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 2. PROMOTES ECONOMIC DEVELOPMENT**
- 3. WILL PROVIDE FOR QUALITY MIXED-USE DEVELOPMENT**
- 4. PROMOTES THE REVITALIZATION OF AREAS ABUTTING THE DOWNTOWN DISTRICT.**

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

(14-54) ZONE/MAP CHANGE - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – RE: Requesting the adoption of west side of downtown map changes from the MU-LI, R-C and OR to the NCVD zone for properties bounded by Washington Ave. and a portion of block 919 to the north, State Highway 8 and Myrtle Ave. to the east, portions of blocks 919, 950 and Hanover St. to the south and portions of blocks 1155, 1145, and Park Ave. to the west.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE (14-54) ZONE/MAP CHANGE - PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – RE: REQUESTING THE ADOPTION OF WEST SIDE OF DOWNTOWN MAP CHANGES FROM THE MU-LI, R-C AND OR TO THE NCVD ZONE FOR PROPERTIES BOUNDED BY WASHINGTON AVE. AND A PORTION OF BLOCK 919 TO THE NORTH, STATE HIGHWAY 8 AND MYRTLE AVE. TO THE EAST,**

PORTIONS OF BLOCKS 919, 950 AND HANOVER ST. TO THE SOUTH AND PORTIONS OF BLOCKS 1155, 1145, AND PARK AVE. TO THE WEST WITH THE EFFECTIVE DATE OF MONDAY, OCTOBER 6, 2014 FOR THE FOLLOWING REASONS:

- 1. COMPLIANCE WITH PHASE II OF THE 2010 ZONING REGULATIONS RE-WRITE AND THE RE-CLASSIFICATION OF VARIOUS ZONES NEAR THE DOWNTOWN AREA.**
- 2. EXTENDS RESIDENTIAL ZONING INTO THE VILLAGE DISTRICT.**
- 3. IS IN KEEPING WITH THE DOWNTOWN AREA DEVELOPMENT AND PEDESTRIAN TRAFFIC.**
- 4. ENCOURAGES RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN MIXED-USE BUILDINGS AND NEIGHBORHOODS.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-55) ZONE/MAP CHANGE - Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – RE: Requesting the adoption of south end map changes from the R-B, R-C and OR to the NCVD and R-B zones for properties bounded by Austin St., Railroad Ave., Whiting St. to the north; Broad St. and Main St. to the east; University Ave. and portions of blocks 531 and 532 to the south and Myrtle Ave. and Warren St. to the west.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (14-55) ZONE/MAP CHANGE - PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – RE: REQUESTING THE ADOPTION OF SOUTH END MAP CHANGES FROM THE R-B, R-C AND OR TO THE NCVD AND R-B ZONES FOR PROPERTIES BOUNDED BY AUSTIN ST., RAILROAD AVE., WHITING ST. TO THE NORTH; BROAD ST. AND MAIN ST. TO THE EAST; UNIVERSITY AVE. AND PORTIONS OF BLOCKS 531 AND 532 TO THE SOUTH AND MYRTLE AVE. AND WARREN ST. TO THE WEST WITH THE EFFECTIVE DATE OF MONDAY, OCTOBER 6, 2014 FOR THE FOLLOWING REASONS:**

- 1. PROTECTS THE HISTORICAL DISTRICT, AS WELL AS THE EXISTING HOMES OF HISTORICAL CHARACTER.**
- 2. COMPLIES WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 3. FUTURE DEVELOPMENT WILL COMPLIMENT THE CHARACTER OF THE AREA, AS WELL AS BE IN HARMONY WITH THE UNIVERSITY CAMPUS IN THE MU-EM ZONE.**

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

(14-56) Zone/Map Change – Request of the Planning and Zoning Commission - RE: Requesting the adoption of map changes of the former Father Panik Village site from the R-C to the NCVD zone for properties bounded by Crescent Ave. to the north; Waterview Ave. to the east; Martin Luther King Dr. to the south and Hallett St. to the east.

**** COMMISSIONER FREDDINO MOVED TO DENY AGENDA ITEM (14-56) ZONE/MAP CHANGE – REQUEST OF THE PLANNING AND ZONING COMMISSION - RE: REQUESTING THE ADOPTION OF MAP CHANGES OF THE FORMER FATHER PANIK VILLAGE SITE FROM THE R-C TO THE NCVD ZONE FOR PROPERTIES BOUNDED BY CRESCENT AVE. TO THE NORTH; WATERVIEW AVE. TO THE EAST; MARTIN LUTHER KING DR. TO THE SOUTH AND HALLETT ST. TO THE EAST.**

Commissioner Rodríguez said that he didn't understand why this parcel was being considered for a zone change. Atty. Schmidt explained that it would not be considered spot zoning. Mr. Kooris added that there would be other properties around the proposed train station, but this was the first property that would be affected. There will be some consultants working on this.

Commissioner Phillips suggested that it not be called the NCVD and that it be called the ECVD, which would allow the other parcels to be incorporated into it. It was pointed that the zone would have to be formally changed. Discussion followed.

Mr. Kooris explained that the area around the proposed site of the train station had significant parcels that were formerly industrial land. Ideally, it would be nice to have it done.

Commissioner Correa said that she would appreciate having less density. She also pointed out that the spelling of the name of the former housing development was incorrect. Mr. Kooris said that the Housing Authority has selected a developer to work on the former Father Panik site. Commissioner Correa said that there was a major problem going on with the Housing Authority Board. Commissioner Freddino said that the Board had not been told that a developer had been identified. Discussion followed.

Commissioner Filotei said that there was a Perry Mason moment with Mr. Gaucher's letter that arrived at 4:45 p.m. and the Chair had not been informed of this. Commissioner Correa said that the lawyer could have made copies in advance.

**** COMMISSIONER FREDDINO WITHDREW THE MOTION TO DENY AGENDA ITEM (14-56) ZONE/MAP CHANGE – REQUEST OF THE**

PLANNING AND ZONING COMMISSION - RE: REQUESTING THE ADOPTION OF MAP CHANGES OF THE FORMER FATHER PANIK VILLAGE SITE FROM THE R-C TO THE NCVD ZONE FOR PROPERTIES BOUNDED BY CRESCENT AVE. TO THE NORTH; WATERVIEW AVE. TO THE EAST; MARTIN LUTHER KING DR. TO THE SOUTH AND HALLETT ST. TO THE EAST.

**** COMMISSIONER FREDDINO MOVED TO TABLE AGENDA ITEM (14-56) ZONE/MAP CHANGE – REQUEST OF THE PLANNING AND ZONING COMMISSION - RE: REQUESTING THE ADOPTION OF MAP CHANGES OF THE FORMER FATHER PANIK VILLAGE SITE FROM THE R-C TO THE NCVD ZONE FOR PROPERTIES BOUNDED BY CRESCENT AVE. TO THE NORTH; WATERVIEW AVE. TO THE EAST; MARTIN LUTHER KING DR. TO THE SOUTH AND HALLETT ST. TO THE EAST TO OCTOBER 27, 2014.**

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

(14-57) Zone/Map Change – Request of the Planning and Zoning Commission RE: Requesting the adoption of map changes (Marina Village area) from the R-C, MU-LI, and OR-G to the NCVD and R-C zones for properties bounded by South Ave. and I-95 to the north; West Ave. and a portion of block 125 to the east; a portion of block 125 and Johnson St. to the south and a portion of block 401 and Railroad Ave. to the west.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (14-57) ZONE/MAP CHANGE – REQUEST OF THE PLANNING AND ZONING COMMISSION RE: REQUESTING THE ADOPTION OF MAP CHANGES (MARINA VILLAGE AREA) FROM THE R-C, MU-LI, AND OR-G TO THE NCVD AND R-C ZONES FOR PROPERTIES BOUNDED BY SOUTH AVE. AND I-95 TO THE NORTH; WEST AVE. AND A PORTION OF BLOCK 125 TO THE EAST; A PORTION OF BLOCK 125 AND JOHNSON ST. TO THE SOUTH AND A PORTION OF BLOCK 401 AND RAILROAD AVE. TO THE WEST WITH THE EFFECTIVE DATE OF MONDAY, OCTOBER 6, 2014 FOR THE FOLLOWING REASONS:**

- 1. COMPLIES WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 2. CHANGES THE BOUNDARY OF THE SURROUNDING NEIGHBORHOOD.**
- 3. WILL PROMOTE QUALITY SOUTH END RE-DEVELOPMENT IN THE FORESEEABLE FUTURE.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-58) RE: 533 – 541 CENTRAL AVENUE – Petition of Haimergi Management Co - Seeking a site plan review and a coastal site plan review to permit the issuance of a DMV general repairer’s license mandated by the State of CT Department of Transportation for the maintenance of Rusty Oxer, Inc fleet of vehicles (only) in an R-BB zone and coastal area.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE(14-58) RE: 533 – 541 CENTRAL AVENUE – PETITION OF HAIMERGI MANAGEMENT CO - SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ISSUANCE OF A DMV GENERAL REPAIRER’S LICENSE MANDATED BY THE STATE OF CT DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF RUSTY OXER, INC FLEET OF VEHICLES (ONLY) IN AN R-BB ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. REPAIRS NOT OPEN TO OR AVAILABLE TO THE GENERAL PUBLIC.**
- 2. OIL/WATER SEPARATOR TO BE INSTALLED PRIOR TO STARTING REPAIR ACTIVITY.**
- 3. DMV CONDITIONS “D” (ENCLOSED).**

FOR THE FOLLOWING REASON:

THE ISSUANCE OF A GENERAL REPAIRER’S LICENSE IS NOW A REQUIREMENT OF THE DEPARTMENT OF TRANSPORTATION (DOT) FOR THE MAINTENANCE OF FLEET VEHICLES.

The expiration date of the Coastal Site Plan Review, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT has been established as October 6, 2015.

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

(14-59) RE: 255 (aka 205) BOSTWICK AVENUE – Petition of Bridgeport Bioenergy Facility, Inc. - Seeking a special permit, site plan review, and coastal site plan review to permit the construction of an Anaerobic Digestion facility in a I-L zone and coastal area.

**** COMMISSIONER PHILLIPS MOVED TO DEFER AGENDA ITEM (14-59) RE: 255 (AKA 205) BOSTWICK AVENUE – PETITION OF BRIDGEPORT BIOENERGY FACILITY, INC. - SEEKING A SPECIAL PERMIT, SITE PLAN**

REVIEW, AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF AN ANAEROBIC DIGESTION FACILITY IN A I-L ZONE AND COASTAL AREA TO OCTOBER 27, 2014.

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

(14-60) RE: 1860 PARK AVENUE – Petition of Torise Baker - Seeking a site plan review to permit the establishment of a professional tax and accounting firm in an R-A zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION (14-60) RE: 1860 PARK AVENUE – PETITION OF TORISE BAKER - SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A PROFESSIONAL TAX AND ACCOUNTING FIRM IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE FRONT OF THE SUBJECT PREMISES SHALL BE PLANTED TO THE L-2 STANDARD AND PROPERLY MAINTAINED.
2. THE PROPOSED CHAIN ACROSS THE DRIVEWAY SHOULD NOT BE INSTALLED. A SUITABLE GATE OPENING SHOULD BE CONSIDERED.
3. THE EXTERIOR OF THE SUBJECT PREMISES SHALL BE PAINTED TO IMPROVE THE OVERALL APPEARANCE.
4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH SEC. 11-7-3 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

FOR THE FOLLOWING REASON:

THE PROJECT, AS APPROVED, WILL BE AN IMPROVEMENT TO THE PARK AVENUE CORRIDOR.

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

(14-61) RE: 28 HILL STREET – Petition of Anthony Julian Railroad Construction, Inc. - Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a stone manufacturing and processing contractor's facility in a I-L zone and coastal area.

**** COMMISSIONER PHILLIPS MOVED TO DEFER AGENDA ITEM (14-61) RE: 28 HILL STREET – PETITION OF ANTHONY JULIAN RAILROAD CONSTRUCTION, INC. - SEEKING A SPECIAL PERMIT, A SITE PLAN**

REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A STONE MANUFACTURING AND PROCESSING CONTRACTOR'S FACILITY IN A I-L ZONE AND COASTAL AREA TO OCTOBER 27, 2014.

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

(14-62)RE: 252 HALLETT STREET – Petition of Crescent Crossing, LLC - Seeking a modification of a special permit approved by the Planning & Zoning Commission on 05/27/14 from the approved 93 units in 6 residential buildings to the proposed 177 units in 13 residential buildings in an R-C zone and coastal area.

**** COMMISSIONER FREDDINO MOVED TO DEFER AGENDA ITEM (14-62) RE: 252 HALLETT STREET – PETITION OF CRESCENT CROSSING, LLC - SEEKING A MODIFICATION OF A SPECIAL PERMIT APPROVED BY THE PLANNING & ZONING COMMISSION ON 05/27/14 FROM THE APPROVED 93 UNITS IN 6 RESIDENTIAL BUILDINGS TO THE PROPOSED 177 UNITS IN 13 RESIDENTIAL BUILDINGS IN AN R-C ZONE AND COASTAL AREA TO OCTOBER 27, 2014.**

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

CONSENT AGENDA.

CA-1 RE: 1481 (aka 1475) NOBLE AVENUE – Requesting an extension of time on a special permit that was approved by the Planning & Zoning Commission on 08/26/13, which permitted the construction of a 16-unit, 1-bedroom apartment house for the elderly in an R-C zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE CA-1 RE: 1481 (AKA 1475) NOBLE AVENUE – REQUESTING AN EXTENSION OF TIME ON A SPECIAL PERMIT THAT WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON 08/26/13, WHICH PERMITTED THE CONSTRUCTION OF A 16-UNIT, 1-BEDROOM APARTMENT HOUSE FOR THE ELDERLY IN AN R-C ZONE WITH THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT AS OCTOBER 6, 2015.**

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

APPROVAL OF MINUTES.

August 25, 2014 -

A discussion followed about the determination of the vote regarding 4160 Main Street. Mr. Buckley will follow up with Atty. Schmidt regarding this.

ADJOURNMENT.

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

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services