



PLANNING AND ZONING COMMISSION
OCTOBER 27, 2014
MEETING MINUTES
CITY OF BRIDGEPORT

45 Lyon Terrace, Room
210
Bridgeport, CT 06604
(203) 576-7217 Phone
(203) 576-7213 Fax

ATTENDANCE: Mel Riley, Acting Chair; Anne Pappas Phillips, Acting Secretary; Tom Fedele, Bob Filotei, Reg Walker, Rosa J. Correa, Edgar Rodríguez

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 6:57 p.m. A quorum was present. He introduced the seated Commissioners and reviewed the rules.

(14-68) RE: 3115, 3129, 3135 FAIRFIELD AVENUE & 704 COURTLAND AVENUE – Petition of 3115 Fairfield Avenue, LLC - Seeking a site plan review and a coastal site plan review to permit the construction of a 4-story, 43-unit apartment building in an OR zone and coastal area.

Atty. Rizio came forward and requested that Agenda Item 14-68 be deferred.

(14-66) RE: 2155 COMMERCE DRIVE – Petition of One Commerce Drive, LLC - Seeking a coastal site plan review to permit the construction of a 18,752 sq. ft. 2-story commercial building in an I-L zone and coastal area

Atty. Quatrella came forward and requested that 14-66 be deferred.

(14-69) RE: AMENDMENT – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Seeking to amend the West End Municipal Development Plan and specify that the block bounded by Cherry St., Hancock Ave., Railroad Ave., and Howard Ave. be slated for acquisition by the City of Bridgeport.

Mr. Kooris said that there had been an omission with the Cherry Street property and this amendment would make the municipal properties consistent with the development plan. If the City acquires this property it will take care of the issue.

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

Atty. Rizio came forward and said that his client was in favor of this application.

Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, he closed the public hearing on the amendment to the West End Municipal Development Plan.

(14-59) RE: TEXT AMENDMENT - – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) – Seeking to amend the maximum height of buildings in the R-AA, R-B, and R-BB zones to add a footnote to Table 3 exchanging the “28’ mid-point requirement to 2 1/2 stories.

Mr. Kooris came forward and explained that there was a text change in regulations regarding maximum height. He then distributed copies of a diagram that illustrated why the 2 1/2 story description was desirable. Mr. Kooris then displayed a digital photograph of a residence that had used the 28 foot mid-point rather than the 2 1/2 story.

Commissioner Riley asked if there was anyone present who wished to speak in favor of this application. No one came forward. Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, he closed the public hearing on the proposed text amendment to Table 3.

D-1 (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 an I-L zone and coastal area.

Mr. Mark Randazzo came forward, turned in the green mailing cards and handed out copies of an email. Commissioner Phillips then read a letter from Mr. Gaucher into the record, which stated that the current plans lacked information about a storm water treatment system. Mr. Gaucher said that there would need to be a bio-swale and cautioned that plowed snow not be stored in the bio-swale.

Mr. Randazzo came forward and distributed copies of Bridgeport Bioenergy Facility's response to Mr. Gaucher, which was sent to him earlier in the day. He then indicated where the bio-swale would be located on the site plan. He said that a one inch rainfall would generate about 4,800 gallons and this bio-swale can hold significantly more. Commissioner Walker explained that the Commissioners relies on Mr. Gaucher's approval for the project. Commissioner Riley said that this was a new project concept for a Coastal Area Review application.

Mr. Randazzo pointed out that in Mr. Gaucher's email, Mr. Gaucher stated that there were no inconsistencies with the plan at this time. Commissioner Riley replied that Mr.

Gaucher said that some of the details were not provided and most of the proposal was consistent with the regulations. However, the Commission is looking for all of the details to be provided and for the project to be completely consistent.

Commissioner Phillips said that the engineering letter from September 29th that indicates the building would be in the FEMA flood zone. The City regulations require the building to be 26.6 feet in elevation and the building meets this requirement. Commissioner Phillips said that Mr. Gaucher asked the question and the applicant answered it. Mr. Randazzo said that when he had spoken with Mr. Gaucher, he had said that the Commission might consider approval pending the approval of the City Engineer.

Commissioner Phillips asked if a full set of Civil design plans had been submitted to the City Engineer. Mr. Randazzo said that a full set had been submitted. Commissioner Riley asked Mr. Randazzo if he was assuming that both he and the City Engineer were on the same page. Mr. Randazzo said that he was. Commissioner Correa asked if Mr. Randazzo had spoken to the City Engineer. Mr. Randazzo said that he had and that most of Mr. Gaucher's requests were not complicated.

Commissioner Phillips asked Mr. Randazzo to the best of his knowledge, if the plans were consistent with Mr. Gaucher's project.

Mr. Kooris came forward and said that this was a City project and this project was on City property. Mr. Randazzo represents the company that will construct the plant. The Bioenergy facility will be generating power for the WPCA. He said that the incomplete comments from the Engineering Department use the same form for the developer and the Building Department. It is practically impossible to prepare a full set of building drawings before they have zoning approval. Mr. Kooris said that he had spoken to the Engineering Department about this. He pointed out that as the project progresses, the Engineering Department will continue to review these plans.

Commissioner Phillips asked where the parking spaces were. Mr. Randazzo indicated where they were on the plans. Commissioner Phillips then asked about the bio-swale details and Mr. Randazzo explained the details.

Commissioner Riley said that the Commissioners were not experts in the area of bio-swales or bio-energy plants. Mr. Kooris said that there may be a way to have a City engineering experts available when needed in the future.

Commissioner Riley asked if there was anyone present who wished to speak in favor of this application. Atty. Rizio came forward to speak in favor of the application. He said that he had represented a client had a medical waste processing neighboring this project. Commissioner Riley asked if the bio-energy plant would ever be able to process medical waste. Mr. Randazzo said that the plant was not designed to handle medical waster.

Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, he closed the public hearing on 255 Bostwick Avenue.

D-2 (14-61)RE: 28 HILL STREET – Petition of Anthony Julian Railroad Construction Co, Inc. - Seeking a special permit, site plan review and coastal site plan review to permit the establishment of a stone manufacturing and processing contractor’s facility in an I-L zone and coastal area.

Atty. Quatrella came forward and introduced Mr. Pudlusky. The property is 1.6 acres and has been used to store equipment and as a contractor storage yard. It is in an Light Industrial zone and has been used this way for many years.

Atty. Quatrella said that he would like to submit the conditions that the Commission issued back in February 23, 2009. He pointed out that the material that was stored could only be 15 feet high because it could blow away. Now the materials that will be stored can not be blown away. It is thin slabs of stone veneer that is used by construction contractors for residences.

The approval that the applicant is looking for is to cutting of the stone in the interior of the building. The outside storage of the materials was approved five years ago.

Commissioner Riley asked about the stone dust. Atty. Quatrella said that the stone dust is fairly large and could not become air borne. He then passed around a sample of the dust in a baggie and explained that it is often used as a base for setting patio blocks.

Atty. Quatrella said that currently, the business has 16 employees, 8 of which are already Bridgeport residents. Also there is a branch of the business in Oxford and the plan is to bring the Oxford workers down to Bridgeport.

The main entrance for the parcel is on Tracey Street although Hill Street is listed as the mailing address. Atty. Quatrella then indicated where the residences are in the neighborhood and are in a Light Industrial zone. He then displayed photographs of the property to the Commissioners. There is already an anti-tracking grate at the gate. There are two businesses on Julian Street and there is an anti-tracking grate at that gate also. The large door faces Main Wrecking. There are no windows on the building that face residences.

Atty. Quatrella said that this was not a retail operation. There would be 1 to 2 trucks coming in and leaving the facility.

Mr. Pudlusky came forward to explain how the slabs of stones are processed. The slabs are cut by saws that use water to keep the stone cool and lubricates the materials. The "stone dust" is used for patios and is too heavy to blow away. The water is recycled and the dust settles out through a cascade process. The raw stone is already clean because

excess soils could damage the saw and the finished product is clean because of the water process used to cut it.

Regarding the landscaping, the applicant has added landscaping islands and more landscaping. The nature of the materials being stored on site and the type of process, flooding is not an issue. This is a less intensive use than the previous contractor's storage yard.

Commissioner Walker asked where the parking spaces were. Mr. Pudlusky said that due to the flexible nature of the project, the parking was not a problem. Commissioner Phillips said that they would want striped parking spaces indicated on the site. Atty. Quatrella said that this would not be a problem.

Commissioner Phillips asked how big the machines were and where they would be located. Mr. Rudy Mobilio came forward and described the machines and gave the number of machines that would be on site.

Commissioner Phillips asked where Island Brook Creek was. Mr. Pudlusky said that the Pequonnock actually goes underneath a nearby shopping center and the creek is well behind the property. It does not border the parcel.

Atty. Quatrella said that Mr. Mobilio had indicated that there were already striped parking spaces on the property and the paint just needs to be refreshed. Also, an inspector from the DEEP just conducted an inspection of one of the other facilities and submitted copies of the business card of the inspector into the record. The report has not yet been issued.

Commissioner Correa asked about the jobs that were coming into Bridgeport. The other two facilities were about 2,500 sq. feet. This facility is much larger.

Commissioner Correa asked if there were any problems with the neighbors. Atty. Quatrella said that there had been one issue some years ago, but nothing since then. Mr. Julian reached an agreement with the neighbor who had a problem.

Commissioner Riley asked if there was anyone present who wished to speak in favor of this application. No one came forward. Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, he closed the public hearing on 28 Hill Street.

RECESS.

Commissioner Riley declared a recess at 8:15 p.m. He called the meeting back to order at 8:23 p.m.

D-3 (14-62) RE: 252 HALLETT STREET – Petition of Crescent Crossings, 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.

Atty. Rizio came forward and greeted the Commissioners. He said that in the future, he hoped that this would be converted to an NCVD zone.

Commissioner Riley pointed out that the issue of the NCVD zone had been tabled. He said that the zone would have to be approved first before the application could proceed. Atty. Rizio pointed out that the public hearing was because a small portion of the property touches a coastal area.

Commissioner Phillips said that she felt that a presentation of the application was premature. Commissioner Riley added that he added that Agenda Item T-1 could remain on the table until a future date. Several side conversations then took place. Commissioner Riley said that if the Commission voted on the tabled item, it would affect the outcome of the application.

Atty. Rizio then suggested that the next application be heard and then the Commission could decide whether or not they wished to vote on the tabled zone/map change. Once that is decided, then the Commission could consider his application. This was agreeable to all.

(14-67) RE: 900 HOUSATONIC AVENUE – Petition of 3115 Fairfield Avenue, LLC - Seeking a special permit, site plan review, and a coastal site plan review to permit the storage of steel materials, cranes, construction equipment, and trailers in an I-L zone and coastal area.

Atty. Willinger then submitted the green mailing receipts for the record. He said that the parcel has been used the site for storage for the last 17 years. This is situation where the applicant discovered that his property was not in compliance with the regulations. There was no cease and desist. Atty. Willinger then distributed copies of a previous approval that included a condition of no storage of building materials or construction debris outside. This is the old Bridgeport Brass site. The new owners, Bushwick, has been in business since the 1800's. The corporate headquarters are on North Washington Avenue in Bridgeport. Bushwick produces stainless steel pipe and other steel items such as guard rails, mechanical tubing. 75% of their Bridgeport business has to do with storage and distribution. They employ 70 people in Bridgeport and pay substantial property taxes. Bushwick has been operating on the property in this manner for the last 17 years and just recently purchased the site.

Atty. Willinger then distributed copies of digital photos showing various views of the parcel. In order to be fully compliant, Table 2A requires a special permit, a site plan and a Coastal Site Plan review.

Commissioner Phillips then read the letter from Mr. Gaucher from O.L.I.S.P., which said that he had no comments on the project.

Atty. Willinger said that Diego had written a favorable review of the application. He said that he did not think a bond was necessary, because there was no construction involved. Atty. Willinger said that this was an industrial use in a Light Industrial zone. One of the abutting neighbors is the City of Bridgeport who uses the parcel for recycling bins and there is also an auto repair shop.

Commissioner Phillips asked if the footprint of the building was going to be changed. Atty. Willinger said that it would not.

Commissioner Riley asked about the produce rusting. Mr. Manny DeSilva came forward and said that the rust actually protects the product. The rebar usually has a green epoxy coating on it, which prevents rust.

Commissioner Riley asked if there was anyone present who wished to speak in favor of this application. No one came forward. Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, he closed the public hearing on 900 Housatonic Avenue.

T-1(14-56)RE: ZONE/MAP CHANGE – Petition of the Planning and Zoning Commission - 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.

Atty. Schmidt came forward and said that usually the Commission would take up the rezoning of a property first. However, this situation arose because one application that is dependent on the amendment of the zone. He said that the first step would be to decide whether the Zone change should be taken off the table at this time. Once that is done, then the Commission could vote the change either up or down.

Commissioner Riley asked if the Commission should ever accept an application contingent on a zone change. Atty. Schmidt said that the Commission should not.

Once the Commission decides whether or not the change will remain on the table, the next decision will be whether or not to approve the zone map change.

Commissioner Riley said that this was a new District. David Kooris said that the NCVD already exists and this was a change of a parcel. The Zoning regulations were adopted, but they do not apply at this time to the parcel formerly known as Father Panik Village. Mr. Kooris agreed and reviewed the timeline of events.

Commissioner Phillips asked how the Commissioners would request more information once the public hearing was closed. Atty. Schmidt suggested that the Commission could approve the change and consider the application. Mr. Kooris said that the question was how she as a Commissioner would obtain more information from him as a staff member. Atty. Schmidt said that the Commissioners could request information from staff after a hearing is closed, but not from an applicant.

Commissioner Phillips asked what the kind of timeline the Commission had to consider this tabled item.

**** COMMISSIONER WALKER THEN MOVED TO TAKE AGENDA ITEM T-1(14-56) RE: ZONE/MAP CHANGE – PETITION OF THE PLANNING AND ZONING COMMISSION - 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 OFF THE TABLE FOR CONSIDERATION.**

**** COMMISSIONER CORREA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The first question was whether the parcel should be added to the NCVD. Commissioner Filotei asked if there was a major plan as to why this parcel was being proposed as part of the NCVD. Mr. Kooris then displayed an aerial photo of the East Bridgeport Corridor. He then spoke about the overall development plan and strategy for the area, including moving the high school to a new location and freeing up 10 acres, an expansion of the Bridgeport Hospital, the train Station development and includes a marketing study designed to bring more jobs to Bridgeport.

The zoning in this portion of the City is a mix in terms of being ready for development. Other portions such as the Lake Success area, the former G.E. site and other parcels will likely need zoning changes in the future. The department is not comfortable with the zoning of the parcels immediately north of the railroad tracks that are vacant.

Commissioner Riley asked why Mr. Kooris felt that the NCVD would be the appropriate zone for the parcel. Mr. Kooris said that there were already five DVD zones but the staff created a Neighborhood Centered Village District. Currently the DVDs are at the opposite ends of the city and the NCVD zone will fill in the center of these other village

districts. Directly adjacent to the station, the staff want to have a high density residential housing.

Mr. Kooris then spoke about the new paper streets that would allow for on street parking

Commissioner Riley asked what would prevent the City from developing another Father Panik village. Mr. Kooris said that the Commission had applied the NCVD to other parcels and the creation of another Father Panik Village on those parcel. Just because this was the location of a former low income housing project did not affect what would be developed on the parcel.

Commissioner Phillips had several questions about the regulations on the NCVD. Atty. Rizio said that they would be located in Chapter 10, Section 10 in the most recent version of the regulations. Mr. Kooris said that he would insure that all the Commissioners receive up to date copies of the regulations. The Commission then approved the Zone/Map Change unanimously. (See Decision Session for details)

**CONTINUATION OF AGENDA ITEM D-3 (14-62)RE: 252 HALLETT STREET –
Petition of Crescent Crossings, 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.**

Atty. Rizio came forward to speak about property formerly owned by the Bridgeport Housing Authority. The zone was just changed on the parcel from R-C to NCVD zone. He said that the reason that this item was close to the coastal area and requires a site plan review. He said that this was consistent with planning.

Commissioner Riley asked about the mixed use plan. Atty. Rizio said that one of the largest issues in creating the mixed use in the downtown was getting people to reside downtown. He indicated where this proposal was on the aerial map of the City. The current train station and the proposed train stations will help with the redevelopment. Discussion followed about the interaction between residential units, grocery stores, transportation and sustainability.

Atty. Rizio pointed out that there are mixed use parcels all over the City. Not all the mixed uses have mixed uses, but need to be available for mixed uses. Atty. Rizio reminded everyone that this project is only a portion of the overall project. They will be developed in sequence.

Commissioner Riley said that it seemed like there was a great deal of housing being created but the ancillary services. Commissioner Correa said that it would stabilize the

neighborhood and this would be meeting the needs of the residents there. Atty. Rizio said that there was a balancing act.

Atty. Rizio said that now that the Commission has heard the NCVD zone and approved it. He reminded them that this was a 50 or 60 million dollar proposal.

Commissioner Riley said that Atty. Rizio had spoken about this being a mixed income. Atty. Rizio said that because of the location is in a coastal area. Atty. Rizio distributed copies of the letter from Mr. Gaucher. Commissioner Phillips then read the text into the record.

Commissioner Riley asked about the number of units and the details. Atty. Rizio then distributed copies of the Zoning Code Summary done by Fuss and O'Neill. . There will be between 6 or 7 different types of units. The breakdown of the types of units was listed on the second page of the listing. There will be 32 one bedrooms, 52 two bedrooms, 9 three bedroom units for a total of 93 units in Phase 1-A.

Atty. Rizio then reviewed the details of the code compliance on page 1 of the hand-out.

Commissioner Riley asked about the amount of green space appropriate for children to play. Atty. Rizio indicated where the court yard was and also pointed out that there was a park across the street. Commissioner Riley said that he had difficulty with having a play area across the street.

Mr. Bill Graustein came forward and spoke about how this would work out as a neighborhood and the pedestrian traffic flow. He explained that most of the buildings were smaller, two or three stories in height.

Commissioner Riley said that he wanted to hear about the green areas. Mr. Graustein said that the parking would be kept to the perimeters so that the children would have some room to play.

Atty. Rizio then spoke about the location of public transit and added that there would be 170 spaces for the development. There would also be parking on Hallett Street. There will be an additional 24 on street spaces on Hallett Street for visitors.

Atty. Rizio said that last month, the applicant had been waiting on the response of the City Engineer. Atty. Rizio said that he had not received a response from Mr. Urquidi at 4 p.m. today. He then listed the various issues that the applicant would be comfortable having these as conditionals of approval.

Atty. Rizio then distributed copies of a letter from Fire Marshal Cosgrove stating that the department had no comment. A letter was received from the WPCA stating that there were no issues with the project.

Commissioner Phillips asked if this was in the flood zone. Atty. Rizio said that the buildings were in the flood zone. Commissioner Phillips asked if they would be elevated. Atty. Rizio said that one of the buildings would be. Commissioner Phillips asked if the buildings would be above the FEMA flood requirements. Atty. Rizio said that they would. She then asked whether the buildings would have basements. Atty. Rizio said that they would be built on a slab.

One of the Fuss and O'Neill staff members came forward and reviewed the various elevations. He indicated where the buildings would be in reference to the river on the aerial map.

Atty. Rizio thanked the Commissioners for taking the application out of order and concluded his presentation.

Commissioner Riley asked if there was anyone present who wished to speak in favor of this application. Mr. Kooris came forward and said that he was in favor of the application. He said that the last thing OPED wanted to do was create retail space that could not be supported.

Commissioner Riley then asked if there was anyone present who wished to oppose this application. Ms. Karen Jackson came forward and said that she was opposed to the project until the mixed income aspect was addressed.

In response, Atty. Rizio informed the Commission that the rents would start at \$614.00 per month and up.

Commissioner Filotei asked about amenities. Atty. Rizio indicated where the swings would be and a fitness center. There were additional questions about washer and driers. Commissioner Riley said that the questions were about the site plans, not the amenities. He then closed the hearing on Hallett Street and the public hearing portion of the meeting at 10:14 p.m.

RECESS.

Commissioner Riley announced a recess at 10:14 p.m. He reconvened the meeting at 10:20 p.m.

DECISION SESSION.

(14-69)RE: AMENDMENT – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Seeking to amend the West End Municipal Development Plan and specify that the block bounded by Cherry St., Hancock Ave., Railroad Ave., and Howard Ave. be slated for acquisition by the City of Bridgeport.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (14-69)
RE: AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF
PLANNING AND ECONOMIC DEVELOPMENT (OPED) - SEEKING TO
AMEND THE WEST END MUNICIPAL DEVELOPMENT PLAN AND SPECIFY
THAT THE BLOCK BOUNDED BY CHERRY ST., HANCOCK AVE.,
RAILROAD AVE., AND HOWARD AVE. BE SLATED FOR ACQUISITION BY
THE CITY OF BRIDGEPORT FOR THE FOLLOWING REASON:**

**1. CORRECTING AN OMISSION TO A PREVIOUSLY APPROVED 8-24
REFERRAL APPLICATION OF THE WEST END DEVELOPMENT
PLAN ON SEPTEMBER 29, 2014 FOR THE PARCELS OF PROPERTY
BOUNDED BY CHERRY ST., HANCOCK AVE., TO BE ACQUIRED BY
THE CITY OF BRIDGEPORT**

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

(14-65) RE: TEXT AMENDMENT -- Petition of the City of
Bridgeport Office of Planning and Economic Development (OPED) – Seeking to
amend the maximum height of buildings in the R-AA, R-B, and R-BB zones to add a
footnote to Table 3 exchanging the “28’ mid-point requirement to 2 1/2 stories.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM
 (14-65) RE: TEXT AMENDMENT – PETITION OF THE CITY OF
BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT
(OPED) – SEEKING TO AMEND THE MAXIMUM HEIGHT OF BUILDINGS IN
THE R-AA, R-B, AND R-BB ZONES TO ADD A FOOTNOTE TO TABLE 3
EXCHANGING THE “28’ MID-POINT REQUIREMENT TO 2 1/2 STORIES
WITH THE EFFECTIVE DATE OF MONDAY, NOVEMBER 3, 2014 FOR THE
FOLLOWING REASONS:**

**1. A MAXIMUM HEIGHT OF 2 1/2 STORIES FOR RESIDENTIAL
STRUCTURES IN KEEPING WITH THE OVERALL DEVELOPMENT
OF RESIDENTIAL AREAS THROUGHOUT THE CITY.**

**2. THE SUBSTITUTION ON TABLE 3 FROM 28’ MIDPOINT TO 2 1/2
STORIES CORRECTS AN OMISSION FROM THE ZONING
REGULATIONS REWRITE PROCESS IN 1996.**

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

**D-1 (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 an I-L zone and coastal area.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM D-1 (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 AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

- 1. THE PROCESSING OF MEDICAL WASTE, NOW OR IN THE FUTURE, IS STRICTLY PROHIBITED.**

FOR THE FOLLOWING REASONS:

- 1. THIS FACILITY WILL PROVIDE A NEW CLEAN ENERGY SOURCE WHICH WILL BE A BENEFIT TO THE CITY.**
- 2. THE PROJECT IS IN KEEPING WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT, AND WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.**
- 3. A HIGH-TECH OPERATION OF THIS QUALITY WILL SERVE AS A MODEL FOR NEW PROJECTS IN THE CITY**
- 4. THE PROJECT, AS APPROVED, IS IN KEEPING WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS NOVEMBER 3, 2015.

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 NOVEMBER 3, 2015.

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

D-2 (14-61) RE: 28 HILL STREET – Petition of Anthony Julian Railroad Construction Co, Inc. - Seeking a special permit, site plan review and coastal site plan review to permit the establishment of a stone manufacturing and processing contractor’s facility in an I-L zone and coastal area.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM D-2 (14-61) RE: 28 HILL STREET – PETITION OF ANTHONY JULIAN RAILROAD**

CONSTRUCTION CO, INC. - SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A STONE MANUFACTURING AND PROCESSING CONTRACTOR'S FACILITY IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

- 1. THE PARKING LOT CONTAINING 20 SPACES SHALL BE RE-STRIPED IN ACCORDANCE WITH SEC. 11-1-12 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**
- 2. THE HEIGHT OF MATERIALS STORED IN THE YARD SHALL BE LESS THAN 15 FEET.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, IS IN KEEPING WITH THE SPECIAL PERMIT STANDARDS OF 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF 14-2-5.**
- 2. AS TO THE COASTAL SITE PLAN REVIEW, THE PROJECT WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.**

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS NOVEMBER 3, 2015.

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 NOVEMBER 3, 2015.

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

D-3 (14-62)RE: 252 HALLETT STREET – Petition of Crescent Crossings, 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 WALKER MOVED TO APPROVE AGENDA ITEM D-3 (14-62) RE: 252 HALLETT STREET – PETITION OF CRESCENT CROSSINGS, 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 WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE REVISED PLAN SUBMITTED TO AND APPROVED BY THE COMMISSIONERS.
2. THE CONDITIONS OF 05/27/14 APPLY TO THIS APPROVAL. (ENCLOSED)
3. THE PETITIONER IS TO PROVIDE ADEQUATE OFF-STREET PARKING FOR TENANTS OF THE COMPLEX ON THE REMAINING PARCEL OF PROPERTY.

FOR THE FOLLOWING REASONS:

1. PROVIDES NEW HOUSING UNITS IN AN OLD SECTION OF THE CITY WHICH WILL HAVE A POSITIVE IMPACT ON THE IMMEDIATE AREA.
2. AS TO THE REVISED COASTAL SITE PLAN REVIEW, THE PROJECT AS APPROVED IS IN COMPLIANCE WITH SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL IS JUNE 2, 2015.

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 NOVEMBER 3, 2015.

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

(14-66) RE: 2155 COMMERCE DRIVE – Petition of One Commerce Drive, LLC - Seeking a coastal site plan review to permit the construction of a 18,752 sq. ft. 2-story commercial building in an I-L zone and coastal area.

This item was deferred to November 24, 2014 as requested.

(14-67) RE: 900 HOUSATONIC AVENUE – Petition of 3115 Fairfield Avenue, LLC - Seeking a special permit, site plan review, and a coastal site plan review to permit the storage of steel materials, cranes, construction equipment, and trailers in an I-L zone and coastal area.

**** COMMISSIONER PHILLIPS (14-67) RE: 900 HOUSATONIC AVENUE – PETITION OF 3115 FAIRFIELD AVENUE, LLC - SEEKING A SPECIAL**

PERMIT, SITE PLAN REVIEW, AND A COASTAL SITE PLAN REVIEW TO PERMIT THE STORAGE OF STEEL MATERIALS, CRANES, CONSTRUCTION EQUIPMENT, AND TRAILERS IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:

- 1. THE PLANTINGS/LANDSCAPING SHALL BE INSTALLED AS PER APPROVED PLAN AND PROPERLY MAINTAINED.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, IS IN KEEPING WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 2. THE PROPOSED USE IS IN KEEPING WITH PERMITTED USES IN THE IMMEDIATE AREA.**
- 3. THE PROJECT, AS APPROVED, WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.**

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS NOVEMBER 3, 2015.

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 NOVEMBER 3, 2015.

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

(14-68) RE: 3115, 3129, 3135 FAIRFIELD AVENUE & 704 COURTLAND AVENUE – Petition of 3115 Fairfield Avenue, LLC - Seeking a site plan review and a coastal site plan review to permit the construction of a 4-story, 43-unit apartment building in an OR zone and coastal area.

This item was deferred to November 24, 2014 as requested.

T-1(14-56) RE: ZONE/MAP CHANGE – Petition of the Planning and Zoning Commission - 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 WALKER MOVED TO APPROVE AGENDA ITEM T-1(14-56) RE: ZONE/MAP CHANGE – PETITION OF THE PLANNING AND ZONING COMMISSION - 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 WITH THE EFFECTIVE DATE OF MONDAY, NOVEMBER 3, 2014 FOR THE FOLLOWING REASON:**

- 1. THE CHANGE FROM AN R-C TO AN NCVD ZONE WILL ASSIST IN THE RE-DEVELOPMENT OF AN OLD NEIGHBORHOOD IN NEED OF NEW HOUSING AND BUSINESS.**

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

OTHER BUSINESS.

There was no additional business to consider at this time.

ADJOURNMENT.

**** COMMISSIONER CORREA MOVED TO ADJOURN.
** COMMISSIONER WALKER SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services