



PLANNING AND ZONING COMMISSION
MAY 26, 2015
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; Barbara Freddino, Acting Secretary;
Rosa J. Correa, Reggie Walker, Robert Filotei, Carlos Moreno,
Robert Morton, Tom Fedele

STAFF: Dennis Buckley, Zoning Official; Atty. Ed Schmidt

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:45 p.m. A quorum was present. Commissioner Riley introduced the Commissioners that were seated.

D-1 (15-31) RE: TEXT AMENDMENT – Seeking to amend Sec. 8-1-1 and Table 2.a to permit two principal permitted and special permitted uses in the MU-EM, MU-LI and MU-W zones for parcels of property with a minimum of 6 acres.

Commissioner Freddino announced that this item had been withdrawn.

D-2 (15-24) RE: 1524 SEAVIEW AVENUE – Seeking a site plan review and a coastal site plan review to legalize a parking lot to be used in conjunction with the abutting property consisting of a mixed use building in an R-C zone and coastal area.

Commissioner Freddino called the item, but there was no response.

D-3 (15-25) RE: 1534 – 1536 SEAVIEW AVENUE – Seeking a site plan review and a coastal site plan review to permit the office use on the 1st floor with 4 residential units on the 2nd & 3rd floor in an I-L zone and coastal area.

Mr. Washington Cabezas of Cabezas-DeAngelis came forward and said that he was present on behalf of the Bridgeport Neighborhood Trust (BNT). He said that they three story building would have residential units on the second and third floors, and the first floor would have an office. The BNT was not able to purchase the parking lot on the abutting property, but has entered into a lease agreement with the owner.

Commissioner Freddino said that Mr. Gaucher had sent an email saying that he had reviewed the applications for both Agenda Items 15-24 and 15-25 and had no concerns.

Commissioner Riley asked about the specifics of the lease agreement. Mr. Cabezas said that he did not have specifics with him. Commissioner Riley expressed concerns about the parking regulations. Mr. Cabezas said that the information should be in the packets. It was noted that the BNT has received ZBA waivers.

Ms. Torres came forward and submitted the photos of the posted legal notification to Mr. Buckley.

Commissioner Riley pointed out that the parking agreement had no terms.

Mr. Buckley explained that the application had been submitted to the ZBA for approval of the lease of the parking lot. He testified as to the length being 3 five year terms.

Commissioner Freddino asked if the BNT had received the request from the WPCA regarding sanitary sewers. Mr. Cabezas said that they had not. He said that this was an existing building within the codes and if not, it would be brought into compliance.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 1524 and 1534 – 1536 Seaview Avenue.

CITY BUSINESS.

(15-35)RE: 479 HELEN STREET, ET AL – Requesting a favorable recommendation to the City Council for the abandonment of portions of 3 city streets and finalize the acquisition process of several parcels of property to permit the renovation and expansion of the existing multi-purpose athletic field at the Luis Munoz Marin School

Mr. Jose Tiago, a City employee, came forward to review the application. He then gave an overview as to the management company. The fields will be used for baseball and football.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 479 Helen Street.

(15-32) RE: 917 WOOD AVENUE – Seeking a site plan review to permit the construction of a single-family dwelling in an OR zone.

Mr. Kevin Moore from Habitat for Humanity came forward and submitted the green mailing receipts. He explained that this is Habitat's 30th anniversary and the foundation for their 200th home was poured earlier in the day. He said that this would be a single family, four bedroom and two bath residence.

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

Council Member Robert Halstead from the 132nd District came forward to speak in favor of this application. The parcel has been a blight on the neighborhood and this will be a good addition to the neighborhood. He said that he supported this application.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 917 Wood Avenue.

(15-33) RE: 84 MAPLE STREET – Seeking a site plan review to permit the construction of a single-family dwelling in an MU-LI zone.

Mr. Kevin Moore said that this was an identical home to the previous application and had been approved by the Historical Commission. He indicated the gable and trim on the windows that was slightly different. The additional details impacts Habitat's cost, but not what the family will pay.

Commissioner Freddino asked what the outside material was. Mr. Moore said that it was clapboard, which is used on all the homes.

Commissioner Correa asked about the historic requirements. Mr. Moore said that it applies to just the areas that could be seen from the street.

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

Council Member Robert Halstead from the 132nd District came forward and said that he had been involved with Habitat many years ago. Since then, they have done good work. The lot has been in limbo for over 10 years. He said that he supported the application.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 84 Maple Street.

(15-34) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Seeking to modify the special permit and site plan review approval of May 14, 2014 to now include a 65,198 sq. ft. school facility with a 21,190 sq. ft. dormitory, as well as the normal school related facilities in an I-L zone.

Atty. Rizio submitted a mailing receipt to the single abutter. He then distributed cite plans for the Cherry Street Lofts and said that the original project had been approved on May 21, 2014. He said that there would only been occupied by Great Oak staff. The school currently provides housing for the staff on Barnum Avenue.

Atty. Rizio said that the project was underway. He indicated where the school would be located on the site map. He said that the burned out building would be demolished and replaced by a parking lot. The school will be on Howard Avenue and Cherry Street.

Atty. Rizio said that this proposal satisfies all the adaptive reuses. This charter school will be for Grades 6 through 12. The staff will live in live/work lofts.

Commissioner Freddino asked who would be paying the taxes on school. Atty. Rizio said that unless the company was a 501(c)3 organization, the property owner would be paying taxes.

Commissioner Freddino said that the legal ad stated that it was for students and Staff. Atty. Rizio said that the proposed use was less intense and the owner was restricting the use.

Commissioner Riley asked if the general public would be residing in the same building as the school. Atty. Rizio said that the general public would not have units in the school building.

Mr. Gary Flocko, the developer, came forward and reviewed the location of the classrooms, cafeteria, and residences.

Commissioner Riley asked if the students would have space for exercise and physical education. Atty. Rizio indicated where the gym, theater and other amenities were located on the site plan. He also reviewed the layout of the living areas.

Mr. Flocko explained that the staff are tutors and will be in the program for two years and then can renew their contracts. Atty. Rizio said that Teach for America gives the tutors have 8 weeks of training and then the tutors serve two years. The tutors acquire training and the program has a problem with retention because of the high demand. He said that recent graduates are used to living with roommates. There are four people per pod, with two beds in each room.

Atty. Rizio said that the plan is to add a grade each year, so it will take five years before the school is fully underway.

Atty. Rizio the spoke about the 369 car parking garage for the 311 lofts, which was broken up with retail and resident. He distributed the original parking requirements. Now the retail portion is being replaced by the school. Atty. Rizio said that the parking will be

less than what was previously required. Atty. Rizio then distributed copies of the school parking requirements and reviewed the number of parking spaces needed. The garage will have 369 parking spots available. He added that approximately 80% of the students would be arriving via buses.

Commissioner Freddino then asked where the buses would be discharging students. Atty. Rizio indicated where this would happen on the site plans. Atty. Rizio said that the use was compatible with the other 311 units because the general public will be at work when the school is in session. Discussion followed.

Atty. Rizio reminded everyone that with the adaptive reuse the Commission only needs to approve the parking proposal. Commissioner Freddino asked whether the tutors would want to have a vehicle. Atty. Rizio pointed out that the Transit Orientated District Plan was to have the amenities within walking distance.

Commissioner Freddino asked about queuing the buses on Railroad Avenue. Atty. Rizio said that the buses would be on Howard and Cherry Avenues. He said that during dismissal, there was enough space to have 20 buses, which would allow for 1,000 students. He said that both Cherry and Howard Avenues are lightly traveled.

Commissioner Walker asked about the recent announcements regarding Charter Schools. Atty. Rizio said that it was an existing Charter School and that funding was not an issue.

Atty. Rizio said that by substituting a school for the retail was a major step forward. The school is ready to move in as soon as the building is ready. This proposal will take a great deal of the risk and speculation out of the project.

Commissioner Correa asked if the local residents would be hired. Atty. Rizio said that the developer has been working on involving Bridgeport residents and that there would be a number of jobs for residents. Commissioner Riley reminded everyone that for the record, the employment was not a zoning issue.

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

Mr. Bill Coleman, OPED, came forward and said that developer has worked hard to develop the project. He reminded everyone that the City only has one chance to make a first impression and that this would help change things. Mr. Coleman also spoke briefly about some local youth who were now working with Teach America.

Mr. Coleman also pointed out that the traffic on Howard Avenue was light and the buses would not be a problem.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 62 & 80 Cherry Street, 1325 & 1341 Railroad Avenue, 375 & 437 Howard Avenue.

Commissioner Riley closed the public hearing portion of the meeting at 7:54 p.m.

RECESS.

Commissioner Riley announced a recess at 7:54 p.m. He reconvened the meeting at 8:02 p.m.

DECISION SESSION.

D-1 (15-31)RE: TEXT AMENDMENT – Seeking to amend Sec. 8-1-1 and Table 2.a to permit two principal permitted and special permitted uses in the MU-EM, MU-LI and MU-W zones for parcels of property with a minimum of 6 acres.

This item had been withdrawn.

D-2 (15-24) RE: 1524 SEAVIEW AVENUE – Seeking a site plan review and a coastal site plan review to legalize a parking lot to be used in conjunction with the abutting property consisting of a mixed use building in an R-C zone and coastal area.

**** COMMISSIONER MORENO MOVED TO APPROVE D-2 (15-24) RE: 1524 SEAVIEW AVENUE – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE A PARKING LOT TO BE USED IN CONJUNCTION WITH THE ABUTTING PROPERTY CONSISTING OF A MIXED USE BUILDING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

THE PETITIONER IS TO FILE A COPY OF THE RESTRICTIVE COVENANT REGARDING THE PARKING AGREEMENT WITH THE ABUTTING PROPERTY LOCATION AT 1534-1536 SEAVIEW AVENUE.

FOR THE FOLLOWING REASON:

THE PROJECT, AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

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 JUNE 1, 2016.

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

D-3 (15-25) RE: 1534 – 1536 SEAVIEW AVENUE – Seeking a site plan review and a coastal site plan review to permit the office use on the 1st floor with 4 residential units on the 2nd & 3rd floor in an I-L zone and coastal area.

**** COMMISSIONER CORREA MOVED TO APPROVE D-3 (15-25) RE: 1534 – 1536 SEAVIEW AVENUE – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE OFFICE USE ON THE 1ST FLOOR WITH 4 RESIDENTIAL UNITS ON THE 2ND & 3RD FLOOR IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

THE PETITIONER SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.

FOR THE FOLLOWING REASON:

THE PROJECT, AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.

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 JUNE 1, 2016.

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

(15-35)RE: 479 HELEN STREET, ET AL – Requesting a favorable recommendation to the City Council for the abandonment of portions of 3 city streets and finalize the acquisition process of several parcels of property to permit the renovation and expansion of the existing multi-purpose athletic field at the Luis Munoz Marin School

**** COMMISSIONER FREDDINO MOVED TO SEND A FAVORABLE RECOMMENDATION TO THE CITY COMMON COUNCIL REGARDING AGENDA ITEM (15-35) RE: 479 HELEN STREET, ET AL – REQUESTING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE ABANDONMENT OF PORTIONS OF 3 CITY STREETS AND FINALIZE THE ACQUISITION PROCESS OF SEVERAL PARCELS OF PROPERTY TO PERMIT THE RENOVATION AND EXPANSION OF THE EXISTING MULTI-PURPOSE ATHLETIC FIELD AT THE LUIS MUNOZ MARIN SCHOOL.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(15-32) RE: 917 WOOD AVENUE – Seeking a site plan review to permit the construction of a single-family dwelling in an OR zone.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (15-32) RE: 917 WOOD AVENUE – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN AN OR ZONE FOR THE FOLLOWING REASONS:**

- 1. UTILIZING UNDER SIZED LOTS FOR NEW HOMES SERVES AS AN IMPROVEMENT TO OLDER NEIGHBORHOODS.**
- 2. THE PROJECT, AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(15-33) RE: 84 MAPLE STREET – Seeking a site plan review to permit the construction of a single-family dwelling in an MU-LI zone.

**** COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM (15-33) RE: 84 MAPLE STREET – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN AN MU-LI ZONE FOR THE FOLLOWING REASONS:**

- 1. UTILIZING UNDER SIZED LOTS FOR NEW HOMES SERVES AS AN IMPROVEMENT TO OLDER NEIGHBORHOODS.**
- 2. THE PROJECT, AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(15-34) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Seeking to modify the special permit and site plan review approval of May 14, 2014 to now include a 65,198 sq. ft. school facility with a 21,190 sq. ft. dormitory, as well as the normal school related facilities in an I-L zone.

Commissioner Freddino said that there was no regulation for a dormitory and asked how any violations be handled. Atty. Schmidt said that it was not a very common usage and that there were a number regulations that could be used to address issues.

**** COMMISSIONER CORREA MOVED TO APPROVE AGENDA ITEM (15-34)
RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437
HOWARD AVENUE – SEEKING TO MODIFY THE SPECIAL PERMIT AND
SITE PLAN REVIEW APPROVAL OF MAY 14, 2014 TO NOW INCLUDE A
65,198 SQ. FT. SCHOOL FACILITY WITH A 21,190 SQ. FT. DORMITORY, AS
WELL AS THE NORMAL SCHOOL RELATED FACILITIES IN AN I-L ZONE
WITH THE FOLLOWING CONDITIONS:**

- 1. THE DORMITORY SPACE IS FOR STAFF ONLY. STUDENTS ARE NOT PERMITTED TO RESIDE IN THE DORMITORY AT ANY TIME FOR ANY REASON.**
- 2. PETITIONER SHALL PROVIDE A SAFE AND SECURE BUS DROP-OFF AND PICK-UP AREA FOR THE STUDENTS UTILIZING THIS FACILITY.**

FOR THE FOLLOWING REASONS:

- 1. THE MODIFICATION FROM COMMERCIAL TO INSTITUTIONAL IS NOT A SIGNIFICANT CHANGE IN THE OVERALL DEVELOPMENT SITE.**
- 2. THIS CHARTER SCHOOL WILL BE A NEW AND MODERN FACILITY, WHICH WILL HAVE A POSITIVE IMPACT ON THE STUDENTS' LEARNING ENVIRONMENT.**

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

CONSENT AGENDA.

CA-1 RE: 25 RADEL STREET – Seeking to waive the public hearing requirement for a petition requesting the approval for a change in ownership of an existing automotive general repair licensed facility and the sale of used motor vehicles in an I-L zone.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM CA-1
RE: 25 RADEL STREET – SEEKING TO WAIVE THE PUBLIC HEARING
REQUIREMENT FOR A PETITION REQUESTING THE APPROVAL FOR A
CHANGE IN OWNERSHIP OF AN EXISTING AUTOMOTIVE GENERAL
REPAIR LICENSED FACILITY AND THE SALE OF USED MOTOR
VEHICLES IN AN I-L ZONE WITH THE STANDARD MOTOR VEHICLE
CONDITIONS “C”.**

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

CA-2 RE: 1309 & 1365 BARNUM AVENUE – Seeking to waive the public hearing requirement for a petition requesting the approval for a change in ownership of an existing automotive general repair licensed facility and a used car dealership in an OR zone.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM CA-2 RE: 1309 & 1365 BARNUM AVENUE – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT FOR A PETITION REQUESTING THE APPROVAL FOR A CHANGE IN OWNERSHIP OF AN EXISTING AUTOMOTIVE GENERAL REPAIR LICENSED FACILITY AND A USED CAR DEALERSHIP IN AN OR ZONE WITH THE STANDARD MOTOR VEHICLE CONDITIONS “C”.**

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

OTHER BUSINESS.

(OB-1) RE: 252 HALLETT STREET – 252 HALLETT STREET – Seeking a 2nd modification of an application originally approved by the Planning & Zoning Commission on 05/27/14 with a modification approved on 10/27/14 from 93 units in 6 residential buildings to 177 units in 13 residential buildings in an NCVD (formerly R-C) zone and coastal area.

Mr. Buckley said that Crescent Crossing had requested a site modification . They want to join two buildings into one building.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (OB-1) RE: 252 HALLETT STREET – SEEKING TO MODIFY THE SPECIAL PERMIT, SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW APPROVAL OF MAY 27, 2014 WHICH PERMITTED THE CONSTRUCTION OF SIX (6) RESIDENTIAL BUILDINGS CONTAINING 93-UNITS IN AN R-C ZONE AND COASTAL AREA BECAUSE IT IS MINOR MODIFICATION WHICH ELIMINATES A CAMPUS ENTRANCE FROM THE N/E CORNER OF THE PROPERTY, WHICH WILL HAVE NO ADVERSE IMPACT ON THE OVERALL PROJECT.**

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

APPROVAL OF MINUTES.

April 27, 2015

City of Bridgeport
Planning and Zoning Commission
Regular Meeting
May 26, 2015

**** COMMISSIONER FEDELE MOVED TO APPROVE THE MINUTES OF APRIL 27, 2015.**

**** COMMISSIONER WALKER SECONDED.**

The following correction was noted:

Page 1, under **ATTENDANCE**: please change “Rosa Correa” to “Rosa J. Correa”.

**** THE MOTION TO APPROVE THE MINUTES OF APRIL 27, 2015 AS CORRECTED PASSED UNANIMOUSLY.**

ADJOURNMENT.

**** COMMISSIONER FEDELE MOVED TO ADJOURN.**

**** COMMISSIONER MORENO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services.