

**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 26, 2015**

ATTENDANCE: Melville T. Riley, Chair; Barbara Freddino; Edgar Rodriguez;
Carlos Moreno; Bob Filotei; Tom Fedele; Reggie Walker

STAFF: Dennis Buckley, Zoning Official; Atty. Mark Anastasi

The meeting was called to order at 6:45 p.m.

NEW BUSINESS

(15-67) 3 Armstrong Pl. – Petition of Pedro Quintero – Seeking a site plan review and a coastal site plan review to construct a 20’ x 30’ one-story building for industrial service use in an MU-LI zone and coastal area.

Pedro Quintero came forward and turned in the appropriate mailings. He stated that the construction is for a storage unit for his contractor supplies.

Commissioner Freddino read a letter from DEAP, with John Gaucher stating they have no comments for the submitted proposal.

Commissioner Filotei asked if trucks would be parked on site, and Mr. Quintero answered in the negative. Commissioner Filotei further asked if anything would be stored on site, and Mr. Quintero responded in the negative.

Commissioner Freddino asked how many vehicles would be store inside, and Mr. Quintero stated that there would be one.

The Chair asked why they wouldn’t try and develop a residential building, given the site had been idle for 12 years. Mr. Quintero stated that it was thought that no one was allowed to build anything on the property, and that the owner does not want to build a residential property. The Chair stated a residential building may be more in character with the neighborhood.

Commissioner Walker asked if the use was consistent, and Mr. Buckley answered in the affirmative.

Commissioner Filotei asked if the site was located on a 1 or 2-way street, and Mr. Quintero stated that it is a 1-way street.

The Chair asked if they had a contractor in mind to utilize the proposed building, and Mr. Quintero answered in the affirmative. Commissioner Rodriguez clarified that it would in essence be a large garage.

Commissioner Walker asked if Mr. Quintero had the engineer's report dated September 24th, and Mr. Quintero answered in the negative, taking a copy from Commissioner Walker.

The Chair asked if there would be patrons or deliveries, and if so, where would patrons park. Mr. Quintero stated that there would be no patrons or deliveries.

Commissioner Filotei asked if there would be a fence, and Mr. Quintero stated there would be a chain link fence.

The Chair asked if there was anyone who wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition.

Councilman Enrique Torres (130th District) came forward and expressed his opposition to the building as it is on a narrow, important historic district, and an industrial building would violate the spirit of the area.

Bill Coleman of OPED came forward and stated that while he does directly oppose the building, the character of Armstrong Place does sit in opposition to the general character of the location. He stated that he intends to speak with the petitioner, perhaps to engage other options and change the character of the development.

Maxine Greenberg came forward and highlighted the history of the Armstrong Place area as a location for the workers of the old plant, and asked that the commission consider the historical character of the area before approving the development.

The Chair asked if Mr. Quintero would like to offer a rebuttal. Mr. Quintero stated that the location has been empty for 12 years, with taxes being paid, and the owner keeping the place clean. He stated that the owner tried to do something with the property years ago, and he felt as though he could never do anything with the site. He stated that the only reason the owner is petitioning to make a storage shed at this juncture is due to his inability to fund a more expansive building.

The Chair closed the hearing on 3 Armstrong Place.

CITY BUSINESS

(15-68) Amendment and 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the West End Municipal Development Plan and also requesting under Sec. 8-24 of the CT General Statute a favorable recommendation for the *disposition* of 1565 Railroad Ave. and the *acquisition & disposition* of 1535 Railroad Ave.

Mr. Coleman came forward and passed out material for the commissioners, including an aerial view of the property, the back of the building and a broader aerial view. He stated that the property has been displaced since the 90s, and that it is placed directly where the railroad tracks run, as well as in the curve of I-95. He stated that the building on the property has the roof blown off, and is in serious disrepair. Mr. Coleman stated that they haven't had much luck in attracting commercial interest, with the exception of some antique dealers based in Stamford, but that they will not necessarily have the money or motive to rehab the whole building. He requested a favorable report to the City Council relevant to their intent to remove the building and create a residential space, as well as acquire the adjacent parcel if necessary.

Commissioner Freddino asked who would be responsible for the repair of the roof, and Mr. Coleman stated that a private developer would be responsible for the repair.

Commissioner Filotei asked if remediation will occur, and Mr. Coleman stated that it would be required, as the site is dirty and the private entity will be responsible for this. Commissioner Filotei asked, once the property is sold, what capability the city has to compel them into a timely development schedule. Mr. Coleman stated that it is a strictly private owner issue, however it could be feasible to put a lean on the land rights, should it become a true issue.

The Chair asked if anyone present wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition.

Mr. Torres came forward and stated that while he is not opposed to the overall project, he is concerned that the city will grant a tax abatement to the residential property, similar to Cherry Street.

Mr. Coleman stated that this would be an issue for the City Council to deal with.

The Chair closed the hearing on the Amendment and 8-24 Referral.

(15-48) Text Amendment – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking to establish a Commercial Village Overlay District (CVOD) on a portion of Fairfield Avenue in an OR zone.

David Kooris came forward to introduce the item. He stated that the series of items occurred after OPED was approached by the Black Rock NRZ and Business Association following the city's comprehensive re-zoning. The members expressed their desire for Fairfield Avenue to be looked at, so that future developments would be in keeping with the neighborhood's character. Mr. Kooris stated that they took the project in house, and looked at the area as a whole after finding some gaps in rezoning.

(15-49) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Requesting the adoption of the NCVD overlay zone on the Fairfield Avenue corridor bounded by the Fairfield town line to the west and Martin Terrace to the east.

Mr. Kooris stated that the commercial zoning in the city, in this case O-R, is quite permissive and in some instances, is not in keeping with pedestrian locations such as Black Rock. He stated that the proposed overlay would not fundamentally change the underlying O-R, but would add some requirements, enable some uses and prohibit other. There would be new design requirements in regards to side parking, materials, and structures constructed in such a way that reflects current market realities. Mr. Kooris stated that after meeting with numerous groups, citizens and consultants, they determined that the major tool at the moment is the Pedestrian Bridge. He stated that they are optimistic that a foot-traffic dominant commute will result, and that they hope to double the amount of properties between Bridgeport and the train station. He stated that the bridge is fully stated funded, and that they are reviewing RFPs in the hopes of starting construction in 18-24 months, concurrent to the receipt of a state grant to reconstruct the intersection between Fairfield Avenue and Brewster. He stated that they believe the cumulative impact of more pedestrian oriented development and the bridge will reduce demand on the roadways and help fix congestion ports.

(15-50A) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from I-L to R-CC to permit mix use and high density development near the transit hub along Canfield Ave bounded by King Street to the east and Bennett Street to the west.

Mr. Kooris stated that the building change reflects the change in zoning around Canfield. He stated that the new zone (R-CC) would be a fully functional apartment zone.

Commissioner Freddino questioned the use of the term ‘downzoning’ and Mr. Kooris stated that it is being employed in the sense that this change will be less permissive in the types of uses, however it allows for more to be done there, as there is not currently a high demand for industrial development in the area.

(15-50B) Text Amendment – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking to establish a new Article 5, Section 5-5 Residential, R-CC zone to allow densities higher than the R-C in relative proximity to transit hubs, employment centers and along transit corridors; to encourage and support transit usage; to aid sustainability and to establish pedestrian friendly, walkable neighborhoods.

Mr. Kooris stated that they have worked with the community for the past 14 months, and that they have received significant input that has helped shape the proposal. He stated that creating an R-CC zone allows for retail on the first floor of a residential building, and that a key issue it changes is building height. He stated that there are parking requirements, which have been increased to 1 parking space per unit from the initial .5 per unit. He stated that there are also design standards in place, as well as 10% visitor parking.

Commissioner Filotei asked which area on the map pertains to the zone, and Mr. Kooris stated that there are three different locations covered in two items. Mr. Kooris clarified that the commercial first floor is not a mandate, but an allowance, as they did not want to have to maintain that standard along the duration of Canfield. Commissioner Filotei asked about the height of the building, and Mr. Kooris stated that they basically can’t go above 5 stories.

Commissioner Freddino read a letter from the Greater Bridgeport Regional Council in support of the overlay and establishment of the R-CC zone.

Commissioner Filotei asked if this is in a flood zone, and Mr. Kooris answered in the affirmative, stating that the parking and commercial development level is acceptable for the flood plain.

(15-50C) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-CC to permit mix use and high density development near the transit hub on the north side of Canfield Avenue between Brewster St. & King St. The subject property is located at 306 Canfield Avenue and further bounded and described as follows: North by Ash Creek 733’; East by King Street 356’; South by Canfield Avenue 736’; West by Brewster Street 309’.

Mr. Kooris stated that the application basically affected the same sort of agenda, changing the zone from OR-R to R-CC, in order to create a more transit friendly community.

Commissioner Freddino read a letter from the Greater Bridgeport Regional Council, stating that they take no issue with this map and zoning change.

(15-50D) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-C to permit high density residential development on the south side of Canfield Avenue between Brewster St. & Alfred St. The subject property is located at 872 Brewster St. and further bounded and described as follows: North by Canfield Avenue 236'; East by Alfred Street 175'; South by land of Sullivan and Alfred Street, in all, 125'; West by land of Barnum and Meyers 50'; South by land of Barnum and Meyers and Brewster Street, in all, 115'; West by Brewster Street 125'.

Mr. Kooris stated that the term high-density residential is a bit of a misnomer, and that they are proposed R-C rather than O-R as it is something that makes sense with the current movie theatre. He stated that, should the movie theatre leave the location, there may be a market for townhouses or something of that nature, but not single-family homes, thus the change.

(15-50E) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-C to permit high density residential development on the south side of Canfield Avenue between Alfred St. & Princeton St. The subject property is located at 218 Alfred St. and further bounded and described as follows: North by Canfield Avenue 250'; East by Princeton Street 75'; South by Princeton Street, land of Kapsanis, land of Donohue and Alfred Street, in all, 250'; West by Alfred Street 75'.

Mr. Kooris stated that it is the same general area as the previous item, just a separate adjacent property in which they would like to reflect the same change.

(15-50F) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-C to permit high density residential development on the south side of Canfield Avenue between Princeton St. & King St. The subject property is located at 200 Princeton St. and further bounded and described as follows: North by Canfield Avenue 250'; East by King Street 75'; South by

King Street, land of Ventricelli, land of Wargo and Princeton Street, in all, 250'; West by Princeton Street 75'.

Mr. Kooris stated that this is third in the series of properties being petitioned to R-C from O-R.

(15-51) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking zone and map change from R-C and OR-R to R-CC to permit high density development in transit corridors along Ellsworth St – south of Canfield Ave, Orland St. properties abutting Whittier St., Orland St., Bryant St., Wakeman St. and Belmont Ave.

Mr. Kooris stated that these two R-CC areas belly up to the previous areas.

Commissioner Filotei asked for the logic of the zoning change, given all the properties in the areas are two family homes. Mr. Kooris stated that they were looking for opportunities to reinforce the Avenue for walking commercial activity, and one of the considerations was having it bordered by residential apartments. However, they found there were not a lot of instances of consolidated ownership or multi-family housing that could be developed, but that they did find consolidated ownership along Ellsworth.

Commissioner Walker asked, as this is an existing adult entertainment area, where zoning comes into play in that aspect. Mr. Kooris stated that the City's Attorney would be better qualified to speak on the matter, but that it is certainly an objective of the city to limit such activities, and that they hope the new zoning incentivizes change in the area.

Commissioner Freddino read a letter from the Greater Bridgeport Regional Council, stating that they take no issue with this map and zoning change.

(15-52) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from I-L to R-B to encourage the construction of one and two family dwellings along Bennett St. – east of Fox St. and west adjacent to Bennett St, Canfield Ave., adjacent to and north of Canfield Ave. – from Davidson St. to Fox St. to the east, including parcels to the south of Canfield Ave. and adjacent to and east of Fox St.

Mr. Kooris stated that the application reflects existing properties along the street, as many are lawfully zoned as industrial.

Commissioner Freddino read a letter from the Greater Bridgeport Regional Council, stating that they take no issue with this map and zoning change.

(15-53) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from R-C to R-BB to encourage the development of one, two and three family dwellings along Hemlock St. – south of the Fairfield town line abutting Hemlock St. and Canfield Ave.; Hansen Ave. – property parcels abutting Davis Ave., Hansen Ave., and Canfield Ave. – between Scoffield Ave. and Ellsworth St.

Mr. Kooris stated that the area in the application is currently zoned as R-C, while all of the properties are basically single and three family uses. He stated that they are trying to reflect the existing use by downzoning it to R-BB.

Commissioner Freddino read a letter from the Greater Bridgeport Regional Council, stating that they take no issue with this map and zoning change.

Mr. Buckley stated that letters of notification were sent to Betsy Brown and the Town of Fairfield regarding the abutting properties and received no response. He stated that it is normal for abutting municipalities not to respond, and they tend to receive notification only if there is a problem. Mr. Kooris noted that the Greater Bridgeport Regional Council includes these individuals as part of their process as well.

Mr. Kooris displayed a potential artist's rendering from David Barber regarding the appearance of the area with the addition of the incremental zoning changes, specifically between Brewster and Jetland.

Commissioner Freddino asked if the renderings would be used if development goes forward, and Mr. Kooris stated that the drawing is purely speculative.

Commissioner Filotei asked if there were any immediate plans for development at present, and Mr. Kooris answered in the negative. He stated that several houses were acquired by the city for the expansion of Black Rock School, which were never used. He stated that they hope to utilize these in future.

Commissioner Filotei asked if overflow parking would be permissible at the train station, and Mr. Kooris stated that he did not know, but could certainly imagine it would be possible once the bridge is in place. He stated he had heard concerns about the inverse problem of people parking in the neighborhood, and so they hope to implement a residential neighborhood parking permit.

The Chair asked if anyone wished to speak in favor of the previous items.

Gerry Manning, president of the Black Rock NRZ, came forward and read a letter in support of the zoning changes.

Fran Dwyer came forward and offered her support of the zoning changes, stating that OPED is correct in their direction, and that any scary scenarios offered by the opposition should be rejected outright. She mentioned that it may be advantageous to increase the parking per unit in the R-CC zone from 1 unit to 1.5 units.

Stephanie Barnes, VP of the Black Rock NRZ, came forward and offered her support for the applications, as well as he believe that they will help incentivize the adult entertainment businesses to move out of the area.

David Cuatrello came forward and expressed his support for the application, and requested that his currently split-zoned property be addressed and corrected at a later meeting.

A district representative came forward and offered his support, stating that the project originated in the community, and that he is glad the state of Connecticut has begun to invest in Black Rock.

Linda Keller came forward and expressed her support, but stated that she is concerned with the amount of parking being offered in the R-CC zone.

Maxine Wheeler came forward and offered her support, stating that new developments and people will support economic growth.

James Fogel came forward and offered his support for the application, stating that the petitioners have been transparent in what they hope to achieve. He further stated that they appear to have a well thought out, well-researched plan that makes a great deal of economic sense.

**A BRIEF RECESS WAS DECLARED AT 8:25 PM.
THE RECESS ENDED AT 8:30 PM.**

The Chair asked if there was anyone who wished to speak in opposition.

Mr. Torres stated that he had no problem with 15-53, 15-50F, 15-50D or the overlay, but his main concern is the height of the buildings, and the potential parking density issues as a result of the 1 space parking space allotment. He stated that while all parties are clearly intelligent and diligent, there is a lack of community appropriate communication given the type of people who

inhabit the area. He stated that there are areas for high density parking in Black Rock that could potentially be utilized.

Joanna Weston came forward and expressed her objection due to the lack of parking provisions.

Liz Weister came forward and expressed her objection due to the lack of parking provisions, as well as the potential traffic implications.

Laura Weekly came forward and expressed her objection due to a lack of sufficient community outreach (she requested a written copy of the resolution and was told there would be a video posted). She further expressed her objection based on lack of parking, and suggested a traffic study be conducted.

Chuck Blakely came forward and expressed his objection as two lots to be developed are emergency snow lots to allow for parking, should a plow need to get through the streets. He additionally stated that he is in favor of retail, but that without sufficient parking, the retail will not be likely to thrive.

The Chair asked for a rebuttal.

Mr. Kooris stated, in relation to the accessibility of the text, that the items have been on zoning file and been available through the Zoning Office for quite some time. He stated that traffic studies are not done on speculation due to cost. He stated that he would support the decisions of members of the neighborhood in doing so. Mr. Kooris stated that they looked at peer reviewed studies across the country in order to determine the parking. He stated that they honed the physical footprint of the zone to be in accordance with what they were looking for in terms of parking reduction.

DECISION SESSION

(15-67) 3 ARMSTRONG PL. – PETITION OF PEDRO QUINTERO – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO CONSTRUCT A 20' X 30' ONE-STORY BUILDING FOR INDUSTRIAL SERVICE USE IN AN MU-LI ZONE AND COASTAL AREA.

**** COMMISSIONER FILOTEI MOVED TO TABLE ITEM (15-67) RE: 3
ARMSTRONG PL. – PETITION OF PEDRO QUINTERO – SEEKING A SITE PLAN**

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REVIEW AND A COASTAL SITE PLAN REVIEW TO CONSTRUCT A 20' X 30' ONE-STORY BUILDING FOR INDUSTRIAL SERVICE USE IN AN MU-LI ZONE AND COASTAL AREA TO THE NOVEMBER 30, 2015 MEETING.

**** COMMISSIONER FREDDINO SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-68) AMENDMENT AND 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND THE WEST END MUNICIPAL DEVELOPMENT PLAN AND ALSO REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE DISPOSITION OF 1565 RAILROAD AVE. AND THE ACQUISITION & DISPOSITION OF 1535 RAILROAD AVE.

**** COMMISSIONER WALKER TO FAVORABLY RECOMMEND ITEM (15-68) AMENDMENT AND 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND THE WEST END MUNICIPAL DEVELOPMENT PLAN AND ALSO REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE DISPOSITION OF 1565 RAILROAD AVE. AND THE ACQUISITION & DISPOSITION OF 1535 RAILROAD AVE TO THE CITY COMMON COUNCIL.**

**** COMMISSIONER FILOTEI SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-48) TEXT AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING TO ESTABLISH A COMMERCIAL VILLAGE OVERLAY DISTRICT (CVOD) ON A PORTION OF FAIRFIELD AVENUE IN AN OR ZONE & (15-49) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – REQUESTING THE ADOPTION OF THE NCVOD OVERLAY ZONE ON THE FAIRFIELD AVENUE CORRIDOR BOUNDED BY THE FAIRFIELD TOWN LINE TO THE WEST AND MARTIN TERRACE TO THE EAST.

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM (15-48) TEXT AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING TO ESTABLISH A COMMERCIAL VILLAGE**

OVERLAY DISTRICT (CVOD) ON A PORTION OF FAIRFIELD AVENUE IN AN OR ZONE.

**** COMMISSIONER FEDELE SECONDED THE MOTION & (15-49) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – REQUESTING THE ADOPTION OF THE NCVD OVERLAY ZONE ON THE FAIRFIELD AVENUE CORRIDOR BOUNDED BY THE FAIRFIELD TOWN LINE TO THE WEST AND MARTIN TERRACE TO THE EAST.**

**** MOTION PASSED WITH ONE (1) OPPOSITION (FILOTEI).**

(15-50A) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM I-L TO R-CC TO PERMIT MIX USE AND HIGH DENSITY DEVELOPMENT NEAR THE TRANSIT HUB ALONG CANFIELD AVE BOUNDED BY KING STREET TO THE EAST AND BENNETT STREET TO THE WEST.

**** COMMISSIONER FILOTEI MOVED TO APPROVE ITEM (15-50A) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM I-L TO R-CC TO PERMIT MIX USE AND HIGH DENSITY DEVELOPMENT NEAR THE TRANSIT HUB ALONG CANFIELD AVE BOUNDED BY KING STREET TO THE EAST AND BENNETT STREET TO THE WEST.**

**** COMMISSIONER WALKER SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-50B) TEXT AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING TO ESTABLISH A NEW ARTICLE 5, SECTION 5-5 RESIDENTIAL, R-CC ZONE TO ALLOW DENSITIES HIGHER THAN THE R-C IN RELATIVE PROXIMITY TO TRANSIT HUBS, EMPLOYMENT CENTERS AND ALONG TRANSIT CORRIDORS; TO ENCOURAGE AND SUPPORT TRANSIT USAGE; TO AID SUSTAINABILITY AND TO ESTABLISH PEDESTRIAN FRIENDLY, WALKABLE NEIGHBORHOODS.

**** COMMISSIONER FILOTEI MOVED TO APPROVE ITEM (15-50B) TEXT AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING TO ESTABLISH A NEW ARTICLE 5, SECTION 5-5 RESIDENTIAL, R-CC ZONE TO ALLOW DENSITIES HIGHER THAN THE R-C IN RELATIVE PROXIMITY TO TRANSIT HUBS, EMPLOYMENT CENTERS AND**

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ALONG TRANSIT CORRIDORS; TO ENCOURAGE AND SUPPORT TRANSIT USAGE; TO AID SUSTAINABILITY AND TO ESTABLISH PEDESTRIAN FRIENDLY, WALKABLE NEIGHBORHOODS.

**** COMMISSIONER WALKER SECONDED THE MOTION.**

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (FEDELE).**

(15-50C) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO R-CC TO PERMIT MIX USE AND HIGH DENSITY DEVELOPMENT NEAR THE TRANSIT HUB ON THE NORTH SIDE OF CANFIELD AVENUE BETWEEN BREWSTER ST. & KING ST. THE SUBJECT PROPERTY IS LOCATED AT 306 CANFIELD AVENUE AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY ASH CREEK 733'; EAST BY KING STREET 356'; SOUTH BY CANFIELD AVENUE 736'; WEST BY BREWSTER STREET 309'.

**** COMMISSIONER FILOTEI MOVED TO APPROVE ITEM(15-50C) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO R-CC TO PERMIT MIX USE AND HIGH DENSITY DEVELOPMENT NEAR THE TRANSIT HUB ON THE NORTH SIDE OF CANFIELD AVENUE BETWEEN BREWSTER ST. & KING ST. THE SUBJECT PROPERTY IS LOCATED AT 306 CANFIELD AVENUE AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY ASH CREEK 733'; EAST BY KING STREET 356'; SOUTH BY CANFIELD AVENUE 736'; WEST BY BREWSTER STREET 309'.**

**** COMMISSIONER RODRIGUEZ SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-50D) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO R-C TO PERMIT HIGH DENSITY RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF CANFIELD AVENUE BETWEEN BREWSTER ST. & ALFRED ST. THE SUBJECT PROPERTY IS LOCATED AT 872 BREWSTER ST. AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY CANFIELD AVENUE 236'; EAST BY ALFRED STREET 175'; SOUTH BY LAND OF SULLIVAN AND ALFRED STREET, IN ALL, 125'; WEST BY LAND OF BARNUM AND MEYERS 50'; SOUTH BY LAND OF BARNUM AND MEYERS AND BREWSTER STREET, IN ALL, 115'; WEST BY BREWSTER STREET 125'.

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**** COMMISSIONER FILOTEI MOVED TO APPROVE ITEM (15-50D)
ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING &
ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO
R-C TO PERMIT HIGH DENSITY RESIDENTIAL DEVELOPMENT ON THE SOUTH
SIDE OF CANFIELD AVENUE BETWEEN BREWSTER ST. & ALFRED ST. THE
SUBJECT PROPERTY IS LOCATED AT 872 BREWSTER ST. AND FURTHER
BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY CANFIELD AVENUE 236';
EAST BY ALFRED STREET 175'; SOUTH BY LAND OF SULLIVAN AND ALFRED
STREET, IN ALL, 125'; WEST BY LAND OF BARNUM AND MEYERS 50'; SOUTH BY
LAND OF BARNUM AND MEYERS AND BREWSTER STREET, IN ALL, 115'; WEST
BY BREWSTER STREET 125'.**

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

**** MOTION PASSED UNANIMOUSLY.**

**(15-50E) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE
FROM OR-R TO R-C TO PERMIT HIGH DENSITY RESIDENTIAL DEVELOPMENT
ON THE SOUTH SIDE OF CANFIELD AVENUE BETWEEN ALFRED ST. &
PRINCETON ST. THE SUBJECT PROPERTY IS LOCATED AT 218 ALFRED ST.
AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY
CANFIELD AVENUE 250'; EAST BY PRINCETON STREET 75'; SOUTH BY
PRINCETON STREET , LAND OF KAPSANIS, LAND OF DONOHUE AND ALFRED
STREET, IN ALL, 250'; WEST BY ALFRED STREET 75'.**

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM (15-50E)
ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING &
ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO
R-C TO PERMIT HIGH DENSITY RESIDENTIAL DEVELOPMENT ON THE SOUTH
SIDE OF CANFIELD AVENUE BETWEEN ALFRED ST. & PRINCETON ST. THE
SUBJECT PROPERTY IS LOCATED AT 218 ALFRED ST. AND FURTHER BOUNDED
AND DESCRIBED AS FOLLOWS: NORTH BY CANFIELD AVENUE 250'; EAST BY
PRINCETON STREET 75'; SOUTH BY PRINCETON STREET , LAND OF KAPSANIS,
LAND OF DONOHUE AND ALFRED STREET, IN ALL, 250'; WEST BY ALFRED
STREET 75'.**

**** COMMISSIONER FILOTEI SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-50F) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO R-C TO PERMIT HIGH DENSITY RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF CANFIELD AVENUE BETWEEN PRINCETON ST. & KING ST. THE SUBJECT PROPERTY IS LOCATED AT 200 PRINCETON ST. AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:NORTH BY CANFIELD AVENUE 250'; EAST BY KING STREET 75'; SOUTH BY KING STREET, LAND OF VENTRICELLI, LAND OF WARGO AND PRINCETON STREET, IN ALL, 250'; WEST BY PRINCETON STREET 75'.

**** COMMISSIONER RODRIGUEZ MOVED TO APPROVE ITEM (15-50F) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM OR-R TO R-C TO PERMIT HIGH DENSITY RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF CANFIELD AVENUE BETWEEN PRINCETON ST. & KING ST. THE SUBJECT PROPERTY IS LOCATED AT 200 PRINCETON ST. AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:NORTH BY CANFIELD AVENUE 250'; EAST BY KING STREET 75'; SOUTH BY KING STREET, LAND OF VENTRICELLI, LAND OF WARGO AND PRINCETON STREET, IN ALL, 250'; WEST BY PRINCETON STREET 75'.**

**** COMMISSIONER FEDELE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

(15-51) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING ZONE AND MAP CHANGE FROM R-C AND OR-R TO R-CC TO PERMIT HIGH DENSITY DEVELOPMENT IN TRANSIT CORRIDORS ALONG ELLSWORTH ST – SOUTH OF CANFIELD AVE, ORLAND ST. PROPERTIES ABUTTING WHITTIER ST., ORLAND ST., BRYANT ST., WAKEMAN ST. AND BELMONT AVE.

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM (15-51) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING ZONE AND MAP CHANGE FROM R-C AND OR-R TO R-CC TO PERMIT HIGH DENSITY DEVELOPMENT IN TRANSIT CORRIDORS ALONG ELLSWORTH ST – SOUTH OF CANFIELD AVE, ORLAND ST. PROPERTIES ABUTTING WHITTIER ST., ORLAND ST., BRYANT ST., WAKEMAN ST. AND BELMONT AVE.**

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

(15-52) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM I-L TO R-B TO ENCOURAGE THE CONSTRUCTION OF ONE AND TWO FAMILY DWELLINGS ALONG BENNETT ST. – EAST OF FOX ST. AND WEST ADJACENT TO BENNETT ST, CANFIELD AVE., ADJACENT TO AND NORTH OF CANFIELD AVE. – FROM DAVIDSON ST. TO FOX ST. TO THE EAST, INCLUDING PARCELS TO THE SOUTH OF CANFIELD AVE. AND ADJACENT TO AND EAST OF FOX ST.

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM (15-52) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM I-L TO R-B TO ENCOURAGE THE CONSTRUCTION OF ONE AND TWO FAMILY DWELLINGS ALONG BENNETT ST. – EAST OF FOX ST. AND WEST ADJACENT TO BENNETT ST, CANFIELD AVE., ADJACENT TO AND NORTH OF CANFIELD AVE. – FROM DAVIDSON ST. TO FOX ST. TO THE EAST, INCLUDING PARCELS TO THE SOUTH OF CANFIELD AVE. AND ADJACENT TO AND EAST OF FOX ST.**

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

(15-53) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM R-C TO R-BB TO ENCOURAGE THE DEVELOPMENT OF ONE, TWO AND THREE FAMILY DWELLINGS ALONG HEMLOCK ST. – SOUTH OF THE FAIRFIELD TOWN LINE ABUTTING HEMLOCK ST. AND CANFIELD AVE.; HANSEN AVE. – PROPERTY PARCELS ABUTTING DAVIS AVE., HANSEN AVE., AND CANFIELD AVE. – BETWEEN SCOFFIELD AVE. AND ELLSWORTH ST.

**** COMMISSIONER MORENO MOVED TO APPROVE ITEM (15-53) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A ZONE AND MAP CHANGE FROM R-C TO R-BB TO ENCOURAGE THE DEVELOPMENT OF ONE, TWO AND THREE FAMILY DWELLINGS ALONG HEMLOCK ST. – SOUTH OF THE FAIRFIELD TOWN LINE ABUTTING HEMLOCK ST. AND CANFIELD AVE.; HANSEN AVE. – PROPERTY**

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**PARCELS ABUTTING DAVIS AVE., HANSEN AVE., AND CANFIELD AVE. –
BETWEEN SCOFFIELD AVE. AND ELLSWORTH ST.**

**** COMMISSIONER FILOTEI SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES

The previous meeting minutes were not voted upon.

ADJOURNMENT

**** COMMISSIONER FILOTEI MOVED TO ADJOURN.**

**** COMMISSIONER FEDELE SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:35 PM.

Respectfully submitted,

Catherine Ramos

Telesco Secretarial Services