

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 31, 2016**

ATTENDANCE: Melville Riley, Chair; Tom Fedele; Barbara Freddino; Anne Pappas Phillips; Carlos Moreno; Bob Filotei; Reginald Walker

STAFF: Dennis Buckley, Zoning Official; Atty. Ed Schmidt, Associate City's Attorney; Diego Guevara, Design Review Coordinator

CALL TO ORDER

The Chair called the meeting to order at 6:45 PM. A quorum was present.

DEFERRED BUSINESS

D-1 (16-21) Text Amendment – Petition of Michael DeFilippo – Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers. Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport.

Atty. Diane Lord came forward and requested that the item be deferred, stating that she previously notified Mr. Buckley of their intention via letter. She then provided this letter for the commission.

CONTINUED BUSINESS

C-1 (16-23) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2 (definitions) and Table 6.4.5, that nonprofit religious institutions be permitted to lease kitchen facilities for limited commercial use to small food based local businesses.

Commissioner Freddino called the item and no one came forward. The item was later recalled, and Mr. Buckley stated that the applicant dropped off a continuance request on Friday while he was out of the office meeting with John Gaucher.

C-2 (16-24) Text Amendment (1285 Boston Ave.) – Petition of General Electric Company – Seeking a text amendment of Sec. 11-3-4-a, to include additional landscaping standards for lots abutting a residential zone.

Mr. Buckley stated that the commissioners previously requested more information on this item.

Atty. Lisa Feinberg came forward to present on behalf of GE, and stated that Robbie Cannon (the intended site operator), Marian Whitman (Brownfield), Michael Manolakas, and Albert Bisacky (Kleinfelder) were also present. She stated that they previously received a zone change for a small piece of property on the larger site, which was unanimously approved. She stated that the commissioners has appeared supportive of their ultimate goal to facilitate the solar panels, but requested additional information as to why a text amendment would be necessary to do so.

Atty. Feinberg stated that the site is 60 acres, with the solar panel portion of the site accounting for 3.2 acres. She stated that GE donated a large swath of property in the amount of 17 acres to the City to construct a new high school, and that they additionally agreed to provide an easment to General Electric International Inc. to operate a solar panel field on that site. She stated, if approved, 100% of energy provided by the solar panel site will go to the high school.

Atty. Feinberg stated that the L-3 landscaping standard that applies to this site requires screening to provide visual and physical separation for a property of this nature that abuts a residential area. She stated that this standard creates two problems for their particular site and intended usage:

1. The size of the site and the length of its boundary would necessitate a 10 foot buffer the length of 6 football fields, which seems excessive.
2. A buffer of 90% opacity creates problems regarding the functionality of the solar panels.

Atty. Feinberg stated in Section 11-3-4, #5-6, it states that a solid wall or fence may be substituted for all or part of the required landscaping where existing topography is appropriately sufficient. She stated that one could interpret that the landscaping requirement only applies to a portion of the site and allows one to reduce the requirements, in which case, no text amendment would be required. However, due to the time constraints (the site must start distributing electricity on site by September 15th), they believe the text amendment to be more appropriate.

Atty. Feinberg stated that they intend to clarify in the text amendment that the fence could be used to substitute for the buffer, and provide site specific relief where not required. She stated that they did a survey of all properties that would be affected by this change, and they identified 20 potentially impacted properties. Out of those 20, 5 are publicly owned. She stated that every property must receive the commission's approval prior to the application of the standards.

Atty. Feinberg presented an alternate text amendment, to be known as subsection #7, to specifically apply to solar panels.

Atty. Feinberg stated that the applicant would be amenable to whichever modification the commission believes to be more appropriate in the situation, and that she believes it is appropriate in this situation, as the matter is time sensitive.

Atty. Feinberg stated that solar panels are not environmentally problematic, and that the screening would additionally prevent students from seeing the panels, leading to a missed educational opportunity. She provided a copy of an article from the CT Post regarding the educational value of student viewing solar panels. She stated that she believes the modification of this standard is appropriate, and that the commissioners are the most equipped individuals to determine this.

Commissioner Fedele stated that he found the presentation to be very theoretical, and asked if the applicant had any read on what would be most aesthetically pleasing or the best treatment for the area. He stated that the argument that people enjoy looking at solar panels doesn't necessarily hold up, and that, best case scenario, they would be unaware that the panels are there. Atty. Feinberg stated that they are proposing a specific landscaping plan that involves wildflowers and a link fence. She stated that people's opinions on viewing solar panels are subjecting, and that they believe the landscaping standard they are suggesting is the most effective.

Commissioner Freddino asked if the ground level solar panels would have any glare effect on the closest properties. Atty. Feinberg stated that the closest properties are on Bond Street and that there should be no impact. Commissioner Freddino asked if there would be any glare effect on cars. Atty. Feinberg stated that there should be no impact on Bond Street. Atty. Feinberg further stated that, if they would eventually open up the private drive that cuts through the property there might be some glare concern, but this is merely a theoretical problem, and they proposed the landscaped fence along the southern boundary of the solar site to address a theoretical need.

Commissioner Pappas Phillips asked what kind of security measures this site has. Atty. Feinberg stated that the solar site is fully enclosed, with barbed wire at the top of the enclosure, and that the gate will be locked and inaccessible to the public.

Mr. Buckley stated that all of the previous questions address item 16-29.

The Chair stated that the applicant definitely addressed their concerns and provided a few options, but that the simplest way to have done this may have been to request a ZBA variance. Atty. Feinberg stated that this item appears to be something the City would want to encourage and is in compliance with the master plan. She stated that, because it is the principal use on site, it requires a site plan review, and as the City has expressed a desire to promote this kind of development, it would seem to be larger than a simple variance issue.

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

Ed Lavernoich, Interim Director of OPED, came forward and stated that this is a rare opportunity to positively impact a number of things. He stated the following benefits of approving the item:

1. The project supports the goals of the master plan.
2. The approval of the item would eliminate a uniquely unfair situation given the size of the property, while still maintaining all rights to approval in the future.
3. The power remains vested with the commissioners and not the Zoning Board of Approval.
4. The project continues the partnership with GE and will hopefully create a good environment.
5. Former Director David Kooris advocated this plan prior to his departure.

The Chair asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 1285 Boston Avenue.

NEW BUSINESS

(16-29) 1285 Boston Ave. – Petition of General Electric International, Inc – Seeking a special permit and a site plan review to permit the establishment of a solar panel system facility on a 3.21 acre portion of a 59.31 acre site (to provide electricity for the proposed public high school which will be located on the adjacent property) in an I-L zone.

Atty. Feinberg came forward and turned in the appropriate mailings.

Atty. Feinberg stated that the GE site is comprised of 60 acres, which is vacant absent the security guard house. She stated that the adjacent 17 acre site was donated to the City for the development of a new school, and if approved, the solar panel site will provide 100% of the energy to the high school at a rate 60% lower than usual utility costs. She stated that the client must have all approvals in place and distribute electricity by September 15th, and that the site

will contain a total of 100 solar panel racks with 18 modules per rack. Atty. Feinberg stated that the panels will be ground mounted to a ballast rack system of 12 x 13 ft. She stated that they are well within the 85% limitation of site coverage in the IL-zone, and that all other requirements have been satisfied. She stated that they are also proposing a 6 foot high hedge link fence, topped with barbed wire on the northeast and southern boundaries of the site. She further stated that there will be wildflowers planted 10 feet in depth, and will be a mixture of florals and grass seed.

The Chair asked if the wildflower mixture is low lying, and Atty. Feinberg answered in the affirmative, stating that this is deliberate to make sure there is as much light as possible.

Commissioner Pappas Phillips asked what landscaping the applicant intends for the left side of the property, and Atty. Feinberg stated that the landscaping will be comprised of a seeded mixture and grass.

Commissioner Walker asked where the aforementioned barbed wire would be located. Atty. Feinberg stated that the barbed wire will be present at the top of fence that wraps the site.

The Chair asked if the solar panels will have standard angled installation, and Atty. Feinberg answered in the affirmative. The Chair asked if the fence encloses 3 sides of the property. Atty. Feinberg stated that the fence encloses the entire property, with the landscaped hedgeline that faces the residential area, school, and road.

Mr. Bisacky came forward and stated that a large portion of the site is in the floodplain, and that the subsequent installation of crushed stone or rock on the solar panel site will make it much more impervious to flooding. He stated that stormwater runoff will be 25-50% less, and that as a result, there will be less stormwater running off into the stream. He stated that the site elevation is 39.3, and that all electrical equipment (panels and a cabinet with switch gears and a transformer) will be installed a foot above, similar to any other commercial or residential area. Mr. Bisacky stated that they met with City staff on two occasions, and that a review letter dated March 15th clarified a number of the City's concerns and plan modifications in writing. He stated that there are no connections to the city sewer or storm system, and that the site application has been submitted to and approved by the IWWA. He stated that they received a second review from the Engineering Department dated May 12th, and that they submitted some clarification and additional information. Mr. Bisacky stated that the foundation system for the panels consists of plastic tubs filled with concrete for ballasts set on the ground. He stated that the Engineering Department requested a study showing calculations for the site's efficacy prior to this issuance of a building permit, and that the applicant completed this study and submitted it to the Building Department.

Commissioner Pappas Phillips asked why there is no connection on site to the stormwater drainage. Mr. Bisacky stated that the crushed stone will allow the water to simply percolate into the ground.

The Chair asked if the applicant has any other proposed uses for the site, and Mr. Bisacky stated that they do not at present.

Atty. Feinberg stated that, based on the original text amendment, the applicant will come back to the commission in order to receive a review and at that time, the commission can confer on what they feel will be appropriate landscaping.

The Chair asked why they would exempt the rest of the site and not just the solar panel site. Atty. Feinberg stated that the site will already contain a large high school, and will do nothing for the people along Bond Street. She stated that it would be a bit of an inequity, as they are talking about providing screening that may not be eventually appropriate to the site.

Ms. Whitman stated that they recently put out a proposal for remediation for the rest of the parcel, and that they will be putting out the remedial standard at the end of this year. She stated that she believes it is premature to screen the area when they may have to take it down. She further stated that they are also looking for other opportunities to develop the site, but they cannot do so until remediation is completed.

Commissioner Pappas Phillips asked if they plan to develop the site in accordance with the needs and wants of the City. Ms. Whitman stated that this item is done with urgency in connection with the school receiving the benefit of credits and energy.

The Chair expressed concern that there is no interim landscaping buffer. Ms. Whitman stated that the City will use a portion of the site as parking during construction, and that she doesn't know why an interim buffer would be necessary.

Commissioner Pappas Phillips stated that, in relation to the original permit application, that they had complied with screening requests, and that there was no adverse visual from the street, nor any adverse impact from dust, particulate or air pollution. She asked if the commissioners would be amenable to the same kind of preventative measure during construction or while the property remains fallow under the RFP request period. Ms. Whitman stated that the temporary green screening is still up.

Commissioner Pappas Phillips asked if the solar panel site is part of the larger property or subdivided. Atty. Feinberg stated that it is part of the larger site.

Atty. Feinberg stated that the commission's point is well-taken, and that they would be amenable to a condition of approval that specifically requires the applicant to specifically provide an additional landscaping buffer while the rest of the site is being developed. She stated that she believes the requirement to be a bit unfair, given the phase is in at the moment.

The Chair stated that the problem is they have no assurance regarding the length of the phases, and that the site could look like a bombed runway until it is developed. Ms. Whitman stated that a green screen is in place now, and that the neighbors have not expressed any concerns.

Atty. Feinberg stated that when GE subdivided the property, they created this requirement for themselves, and that they would be amenable to a condition that necessitates the maintenance of the greenscreen on the perimeter of the site until construction is completed.

Commissioner Freddino stated that she is getting the impression that GE considers the 17 acre land donation to be a favor, and are thus requesting a favor in return. Atty. Feinberg stated that they did not mean to give this impression, and that it simply seems like an inequity to force this requirement on the site.

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

Mr. Lavernoch stated that he has experience with large scale redevelopment, and unfortunately these are common issues when an act of remediation is taking place. He stated that this is a great project with a deadline, and that GE impressed him with commitment to quality development. He stated that they have land remaining, and that he firmly believes they will not do anything to compromise their ability to further develop land.

The Chair asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 1285 Boston Avenue.

(16-27) 118 – 124 Lindley St. – Petition of 118 Lindley, LLC – Seeking a special permit, site plan review and a coastal site plan review to permit the construction of a 4,890 sq. ft. open floor plan industrial garage/warehouse in an I-L zone and coastal area.

Gaetano Marini came forward and stated that he and his brothers are co-owners of their own company, and that they also own 51-71 Lindley Street.

Commissioner Freddino stated that Mr. Gaucher of the Coastal Review had no comments for the commission's consideration.

Mr. Marini stated that they want to build a warehouse on-site at just under 5,000 square feet in order to store dump trucks.

Commissioner Freddino asked how many trucks they intend to store on-site. Mr. Marini stated that they could likely fit 4, but would settle for 2, in addition to some storage racks.

Commissioner Pappas Phillips asked how large the trucks are. Mr. Marini stated that the trucks are the standard tri-axle and measure just under 30 feet, weighing just under 10 tons.

Commissioner Walker asked if this use is permissible in the IL-Zone, and Mr. Buckley answered in the affirmative, so long as there is a special permit and coastal approval.

APP: Size?

Commissioner Pappas Phillips asked if there is no rear access to the site, and Mr. Marini stated that they want to add a few access doors for pedestrians.

Commissioner Freddino asked if the doors are on the plans at present, and Mr. Marini answered in the negative.

Commissioner Pappas Phillips inquired about the 2 proposed elevations, and Mr. Marini stated that they opted for the standard roof elevation, and not the shed style elevation.

The Chair stated that Mr. Marini would need to return with updated plans, and Mr. Marini stated that he submitted the plans, and the commission should have them.

Commissioner Pappas Phillips asked if they intend the facade to be in keeping with the neighborhood, and Mr. Marini answered in the affirmative, stating that the facade will be brick and similar to that of their other building located diagonally from this lot.

The Chair asked if they intend to store any flammable or toxic materials on-site, and Mr. Marini answered in the negative. Mr. Marini stated that the only flammable materials they use are diesel for their trucks, which are stored in double lined tanks, not on-site.

Commissioner Freddino asked for clarification regarding 'light duty trucks', and Mr. Marini stated that they plan on using dump trucks, but assumed light duty trucks (i.e. standard pickups) would also be acceptable. Commissioner Freddino asked if they plan to lease out the property at any point, and Mr. Marini stated that they do not intend to.

The Chair asked if the applicant would be amenable to the WPCA's request, and Mr. Marini answered in the affirmative.

Commissioner Pappas Phillips asked how many trips the dump trucks will make in one day, and Mr. Marini stated that the trucks will leave and return once a day.

Commissioner Walker asked if there are any restrictions regarding this application. Mr. Buckley stated that, as they are just using it as a garage, it fits the area's standards and requirements.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 118-124 Lindley Street.

(16-28) 2478 East Main St. – Petition of Julia Chuchucu – Seeking to convert the existing take-out restaurant into a 24-seat eat in/take-out restaurant in an OR zone.

Julia Chuchucu came forward to speak on the item. She stated that she intends to make the existing restaurant a seated restaurant rather than simply takeout.

The Chair asked if the site will maintain the same menu and food, and Ms. Chuchucu answered in the affirmative.

Commissioner Pappas Phillips asked if the applicant applied for a full service liquor permit. Mr. Buckley answered in the negative, stating that the alcohol is only distributed by the staff in the kitchen, and that they have a service bar license.

Commissioner Freddino inquired about the hours, and Mr. Buckley stated that the hours are from 10 AM to 10 PM. He further stated that the business is family owned.

Commissioner Fedele asked if there would be live music, and Ms. Chuchucu answered in the negative.

Commissioner Walker asked if the applicant had spoken with the fire marshal, and Mr. Buckley stated that the petitioner will do so once they begin the building permit process.

The Chair asked if the applicant owns the building, and it was established that Ms. Chuchucu was a tenant, not the owner.

Commissioner Pappas Phillips asked if there are apartments in the building, and Ms. Chuchucu's interpreter stated that there are four units, 3 of which are apartments and one of which is being used as an office.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 2478 Main Street.

The Chair declared a recess at 8:15 PM.

The Chair reconvened the meeting at 8:23 PM.

(16-30) 221 & 223 Jefferson St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a coastal site plan review to permit the construction of a side-by-side 2-family in an R-BB zone.

Kevin Moore, Director of Construction for Habitat for Humanity, came forward to present on the item. He stated that they are proposing a typical, side by side 2 family home with 3 bedrooms and 2 ½ baths in each unit, with off-street parking for cars.

The Chair asked why these units are being allowed and considered as duplexes. Mr. Buckley stated that it indicates the type of construction, and that there is a different fire separation wall.

The Chair asked if the property is held in common, and Mr. Buckley stated that it can be, or that it can be owned by one individual, allowing the other unit to be rented out for additional income.

Commissioner Freddino read a letter from Mr. Gaucher that stated he had no comments for the commission's consideration.

Mr. Moore stated that the building would effectively be a 2 member condo association, and that the owners would manage the property in common.

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

Jose Hernandez (250 Newfield Avenue) expressed his concern that the new construction will take down the fence he installed for privacy reasons. Mr. Moore stated that the fence is on Mr. Hernandez's property, and that they will neither remove nor disturb it.

The Chair asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 221 & 223 Jefferson Street.

(16-31) 65 & 69 Sylvan Ave. – Petition of Sylvan Avenue Associates, Limited Partnership – Seeking to grant under Sec. 14-4 of the CT General Statutes an amended Certificate of

Approval of location for the storage of new motor vehicles in conjunction with the new car dealership located at 60 North Avenue in an I-L zone.

Atty. Lord came forward and stated that the application is for additional storage, and sits on two pieces of property that will eventually be combined and amount to about $\frac{2}{3}$ of an acre. She stated that the site will have 23% landscaping, 57% coverage and will significantly reduce on-site stormwater as a result of an underground retention system.

Mr. Buckley stated that the application intends to incorporate new property to be used for storage of vehicles, and is an extension of the company's MV license.

Atty. Lord stated that the WPCA had no comment, and that the change will have no impact on area traffic or the environment.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 65 & 69 Sylvan Avenue.

(16-32) 62 Coleman St. – Petition of Coleman St. Developers, LLC - Seeking a modification of the approval plan of development of the parking area and landscaping at the existing residential facility in an R-B zone.

Alicia DiFederico came forward on behalf of the applicants. She stated that the applicants are working on an ongoing project nearing completion, and that they would like to make some modifications to the landscaping plans and parking areas. The changes were as follows:

1. Repair rather than replacement in regards to paving in the parking areas.
2. Location of the handicapped spaces will be closer to the front entrance of the lot.
3. The proposed fence will be put off until further construction is completed.
4. The rear parking lot will have less islands and gain 1 more parking space.
5. Some plantings will be eliminated, as a result of the eliminations of the islands. All large scale trees and plantings will remain.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 62 Coleman Street.

(16-33) Zone Change (255 Kossuth St.) – Petition of Bridgeport Jai Alai Associates – Seeking a change of zone from OR-G to DVD-WF (Block 804, Lot 1X) beginning at a point being the southwesterly street corner of Noble Avenue and Pulaski Street; thence running

along the westerly street line of Noble Avenue on a bearing of S 03° 56' 50" W and a distance of 299.04'; thence running along the southerly street line of Noble Avenue on a bearing S 83° 35' 50" E and a distance of 506.92'; thence running on the westerly street line of Kossuth Street on the following courses: on a bearing S 04° 03' 52" W and a distance of 427.28'; thence running on a curve to the left consisting of a arc length of 229.14', a radius of 205.00', a delta angle of 64° 02' 29", a chord bearing of S 27° 57' 23" E, and a chord length of 217.39'; thence running on a curve to the right consisting of an arc length of 173.71', a radius of 150.00', a delta angle of 66° 21' 03", a chord bearing of S 26° 48' 05" E and a chord distance of 164.16'; thence running on bearing of S 06° 22' 26" W and distance of 285.03'; thence running along a curve to the right consisting of an arc length of 138.23', a radius of 220.47' a delta angle of 35° 55' 18", a chord bearing of S 24° 20' 38" W, and a chord distance of 135.97'; thence running on a curve to the left consisting or an arc length of 177.88', radius of 271.66' a delta angle of 37° 30' 59", a chord bearing of S 23° 32' 46" W, a chord distance of 174.72'; thence running along the property now or formerly The City of Bridgeport on the following courses: on a bearing of N 78° 04' 00" W and a distance of 79.70'; thence running a bearing of N 85° 56' 23" W and a distance of 4.34'; thence running on a bearing of N 77° 27' 00" W and a distance of 461.47'; thence running along the easterly line of the United States bulkhead line of the Pequounnock River on the following courses: on a bearing of N 05° 14' 33" E and a distance of 713.44'; thence running of a bearing of N 13° 44' 43" W and a distance of 545.00'; thence running on a bearing of N 27° 59' 04" W and a distance of 124.88'; thence running along the property now or formerly The State of Connecticut, AMTRAK – Metro North Railroad on the following courses: on a bearing of N 30° 00' 35" E and a distance of 191.91'; thence running on a bearing of N 35° 28' 03" E and a distance of 72.07'; thence running along the southerly street line of Pulaski Street on a bearing of S 83° 42' 04" E and a distance of 46.81' to the point or place of beginning. The herein described contiguous parcels contain 788,371.03 SF or 18.1 Acres

Atty. Charles Needle came forward on behalf of the applicants. He stated that they are requesting a change from ORG to DVD Waterfront Zone Classification.

Atty. Needle stated that the site has been used for the past 40 years as a gaming site, first as High Life, then a greyhound racing facility, and now an OTB facility. He stated that this facility is licensed by the state of CT and operates televised races and has legalized gaming. He stated that, since 2006, the property has been run by the gaming company Sportek, who operates all of the gaming casinos in the state of Connecticut, with the exception of Indian gaming casinos. He stated that the OTP facility has seen minimal business, and that they are trying to bring use to the property by allowing the development of the waterfront. He stated that the site has 18+ acres, and that while they have no immediate plans to develop the property, changing the zone would allow

them to do so in the future. Atty. Needle stated that this parcel, if ratified, combined with the previously approved AGI site, would be an enhancement to the waterfront.

The Chair stated that Atty. Needle's client has restricted public access to the waterfront, something they were required to do. Atty. Needle stated that the applicant has arranged for security personnel to open the gates to the property in the morning and evenings to provide access.

Mr. Buckley stated that, at the time an agreement with the City and State for public waterfront access was reached, the applicant was to provide access for the public from dawn until dusk. He stated that, through the efforts of Atty. Needle, working with Atty. Carbone, the applicant is in the process of posting signs that indicate public access during those hours. He stated that the applicant represented to the Housing Department that they would be making good on this.

The Chair stated that the applicant is not in a favorable position at the moment to be making this request. Atty. Needle stated that his client is trying to rectify the situation, and that the owners of the site unfortunately live in Florida.

Commissioner Pappas Phillips asked if there is a time frame on the opening of the property for public access. The Chair stated that, since there is no sense of urgency in development, they should consider continuing the item until the access is opened. Atty. Needle stated that he will personally ensure that this gets done.

Mr. Buckley stated that they can continue the item for decision only, dependent on the signs.

Commissioner Pappas Phillips asked for clarification that the applicant's expectation would be that a zoning change be approved and merged with the existing AGI DVD Waterfront property. Atty. Needle answered in the affirmative.

The Chair asked if anyone wished to speak in favor of the item. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 255 Kossuth Street.

DECISION SESSION

D-1 (16-21) Text Amendment – Petition of Michael DeFilippo – Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers.

Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport.

**** COMMISSIONER PAPPAS PHILLIPS MOVED TO DEFER ITEM #D-1 (16-21) TEXT AMENDMENT – PETITION OF MICHAEL DEFILIPPO – SEEKING TO AMEND SECTION 12-10A AND SECTION 12-10B OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT TO REQUIRE A SPECIAL PERMIT AND THE REDUCTION OF THE 1500 FOOT DISTANCE REQUIREMENT FOR PROPOSED PACKAGE STORES FROM HOUSES OF WORSHIP, SCHOOLS, HOSPITALS AND COMMERCIAL DAYCARE CENTERS. ALSO, SEEKING TO CLARIFY THAT SEC.12-10 ONLY APPLY TO PROPERTIES WITHIN THE TERRITORIAL LIMITS OF THE CITY OF BRIDGEPORT.**

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

**** MOTION PASSED UNANIMOUSLY.**

Item #D-1 was deferred for a second time to June 27, 2016.

C-1 (16-23) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2 (definitions) and Table 6.4.5, that nonprofit religious institutions be permitted to lease kitchen facilities for limited commercial use to small food based local businesses.

**** COMMISSIONER FEDELE MOVED TO CONTINUE ITEM #C-1 (16-23) TEXT AMENDMENT – PETITION OF COUNCIL OF CHURCHES OF GREATER BRIDGEPORT – SEEKING TO AMEND ARTICLE 2 (DEFINITIONS) AND TABLE 6.4.5, THAT NONPROFIT RELIGIOUS INSTITUTIONS BE PERMITTED TO LEASE KITCHEN FACILITIES FOR LIMITED COMMERCIAL USE TO SMALL FOOD BASED LOCAL BUSINESSES.**

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

**** MOTION PASSED UNANIMOUSLY.**

Item #C-1 was continued for a second time to June 27, 2016.

C-2 (16-24) Text Amendment (1285 Boston Ave.) – Petition of General Electric Company – Seeking a text amendment of Sec. 11-3-4-a, to include additional landscaping standards for lots abutting a residential zone.

**** COMMISSIONER PAPPAS PHILLIPS MOVED TO APPROVE ITEM #C-2 (16-24) TEXT AMENDMENT (1285 BOSTON AVE.) – PETITION OF GENERAL ELECTRIC COMPANY – SEEKING A TEXT AMENDMENT OF SEC. 11-3-4-A, TO INCLUDE ADDITIONAL LANDSCAPING STANDARDS FOR LOTS ABUTTING A RESIDENTIAL ZONE AS SUBMITTED, WITH THE EFFECTIVE DATE OF MONDAY, JUNE 6, 2016.**

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

**** MOTION PASSED WITH TWO (2) OBJECTIONS (FREDDINO & RILEY).**

(16-29) 1285 Boston Ave. – Petition of General Electric International, Inc – Seeking a special permit and a site plan review to permit the establishment of a solar panel system facility on a 3.21 acre portion of a 59.31 acre site (to provide electricity for the proposed public high school which will be located on the adjacent property) in an I-L zone.

**** COMMISSIONER MORENO MOVED TO APPROVE ITEM #(16-29) 1285 BOSTON AVE. – PETITION OF GENERAL ELECTRIC INTERNATIONAL, INC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A SOLAR PANEL SYSTEM FACILITY ON A 3.21 ACRE PORTION OF A 59.31 ACRE SITE (TO PROVIDE ELECTRICITY FOR THE PROPOSED PUBLIC HIGH SCHOOL WHICH WILL BE LOCATED ON THE ADJACENT PROPERTY) IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE 3.21 ACRE PARCEL SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

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

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

**** MOTION PASSED UNANIMOUSLY.**

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 June 6, 2017.

(16-27) 118 – 124 Lindley St. – Petition of 118 Lindley, LLC – Seeking a special permit, site plan review and a coastal site plan review to permit the construction of a 4,890 sq. ft. open floor plan industrial garage/warehouse in an I-L zone and coastal area.

**** COMMISSIONER WALKER MOVED TO APPROVE ITEM #(16-27) 118 – 124 LINDLEY ST. – PETITION OF 118 LINDLEY, LLC – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4,890 SQ. FT. OPEN FLOOR PLAN INDUSTRIAL GARAGE/WAREHOUSE IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. THE PETITIONER SHALL INSTALL TWO (2) MAN DOORS AT THE REAR OF THE PROPOSED BUILDING AS ADDITIONAL MEANS OF EGRESS.**
- 4. THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 04/27/16 SHALL BE INCORPORATED INTO THE REDEVELOPMENT OF THE SUBJECT SITE.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARD OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 2. THE PROPOSED REDEVELOPMENT WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.**

**** COMMISSIONER PAPPAS PHILLIPS SECONDED THE MOTION.**

**** MOTION PASSED WITH ONE (1) ABSTENTION.**

The expiration date of the Special Permit approval, as required under Sec. 14-4-5 and the Coastal Site Plan Review, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT have both been established as June 6, 2017.

(16-28) 2478 East Main St. – Petition of Julia Chuchucu – Seeking to convert the existing take-out restaurant into a 24-seat eat in/take-out restaurant in an OR zone.

**** COMMISSIONER WALKER MOVED TO CONDITIONALLY APPROVE ITEM #(16-28) 2478 EAST MAIN ST. – PETITION OF JULIA CHUCHUCU – SEEKING TO CONVERT THE EXISTING TAKE-OUT RESTAURANT INTO A 24-SEAT EAT IN/TAKE-OUT RESTAURANT IN AN OR ZONE WITH THE FOLLOWING CONDITION:**

- 1. ALL CONSTRUCTION ACTIVITY NECESSARY TO ESTABLISH A FULL RESTAURANT SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

- 1. THE APPROVAL OF THIS APPLICATION WILL HAVE NO UNACCEPTABLE IMPACT ON THE IMMEDIATE AREA.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

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

**** MOTION PASSED UNANIMOUSLY.**

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 June 6, 2017.

(16-30) 221 & 223 Jefferson St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a coastal site plan review to permit the construction of a side-by-side 2-family in an R-BB zone.

**** COMMISSIONER WALKER MOVED TO APPROVE ITEM #(16-30) 221 & 223 JEFFERSON ST. – PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY – SEEKING A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SIDE-BY-SIDE 2-FAMILY IN AN R-BB ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. ALL CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

2. THE APPROVAL OF THIS APPLICATION WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

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

**** MOTION PASSED UNANIMOUSLY.**

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 6, 2017.

(16-31) 65 & 69 Sylvan Ave. – Petition of Sylvan Avenue Associates, Limited Partnership – Seeking to grant under Sec. 14-4 of the CT General Statutes an amended Certificate of Approval of location for the storage of new motor vehicles in conjunction with the new car dealership located at 60 North Avenue in an I-L zone.

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM #(16-31) 65 & 69 SYLVAN AVE. – PETITION OF SYLVAN AVENUE ASSOCIATES, LIMITED PARTNERSHIP – SEEKING TO GRANT UNDER SEC. 14-4 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR THE STORAGE OF NEW MOTOR VEHICLES IN CONJUNCTION WITH THE NEW CAR DEALERSHIP LOCATED AT 60 NORTH AVENUE IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL COMPLY WITH THE ZONE DEVELOPMENT STANDARDS FOR THE I-L ZONE AS STATED IN TABLE 4A OF THE ZONING REGULATIONS.**
- 2. ONLY NEW VEHICLES WHICH ARE GOING TO BE DISPLAYED AND SOLD AT THE NEW CAR DEALERSHIP ON 60 NORTH AVENUE MAY BE STORED TEMPORARILY ON THIS LOT.**

FOR THE FOLLOWING REASON:

- 1. THE STORAGE OF VEHICLES IS AN ACCEPTABLE ACCESSORY USE AND FACILITIES AN EXISTING BUSINESS WITH THE CITY.**

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

**** MOTION PASSED UNANIMOUSLY.**

(16-32) 62 Coleman St. – Petition of Coleman St. Developers, LLC - Seeking a modification of the approval plan of development of the parking area and landscaping at the existing residential facility in an R-B zone.

**** COMMISSIONER FREDDINO MOVED TO CONDITIONALLY APPROVE ITEM #(16-32) 62 COLEMAN ST. – PETITION OF COLEMAN ST. DEVELOPERS,**

City of Bridgeport

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Planning & Zoning Commission

Regular Meeting

May 31, 2016

LLC - SEEKING A MODIFICATION OF THE APPROVAL PLAN OF DEVELOPMENT OF THE PARKING AREA AND LANDSCAPING AT THE EXISTING RESIDENTIAL FACILITY IN AN R-B ZONE WITH THE FOLLOWING CONDITION:

- 1. THE SITE SHALL BE DEVELOPED IN STRICT ACCORD WITH THE REVISED SITE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

FOR THE FOLLOWING REASON:

- 1. THE APPROVED CHANGES WILL HAVE NO ADVERSE IMPACT ON THE PROJECT AS A WHOLE.**

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

**** MOTION PASSED UNANIMOUSLY.**

(16-33) Zone Change (255 Kossuth St.) – Petition of Bridgeport Jai Alai Associates – Seeking a change of zone from OR-G to DVD-WF (Block 804, Lot 1X) beginning at a point being the southwesterly street corner of Noble Avenue and Pulaski Street; thence running along the westerly street line of Noble Avenue on a bearing of S 03° 56' 50" W and a distance of 299.04'; thence running along the southerly street line of Noble Avenue on a bearing S 83° 35' 50" E and a distance of 506.92'; thence running on the westerly street line of Kossuth Street on the following courses: on a bearing S 04° 03' 52" W and a distance of 427.28'; thence running on a curve to the left consisting of a arc length of 229.14', a radius of 205.00', a delta angle of 64° 02' 29", a chord bearing of S 27° 57' 23" E, and a chord length of 217.39'; thence running on a curve to the right consisting of an arc length of 173.71', a radius of 150.00', a delta angle of 66° 21' 03", a chord bearing of S 26° 48' 05" E and a chord distance of 164.16'; thence running on bearing of S 06° 22' 26" W and distance of 285.03'; thence running along a curve to the right consisting of an arc length of 138.23', a radius of 220.47' a delta angle of 35° 55' 18", a chord bearing of S 24° 20' 38" W, and a chord distance of 135.97'; thence running on a curve to the left consisting or an arc length of 177.88', radius of 271.66' a delta angle of 37° 30' 59", a chord bearing of S 23° 32' 46" W, a chord distance of 174.72'; thence running along the property now or formerly The City of Bridgeport on the following courses: on a bearing of N 78° 04' 00" W and a distance of 79.70'; thence running a bearing of N 85° 56' 23" W and a distance of 4.34'; thence running on a bearing of N 77° 27' 00" W and a distance of 461.47'; thence running along the easterly line of the United States bulkhead line of the Pequounnock River on the following courses: on a bearing of N 05° 14' 33" E and a distance of 713.44'; thence running of a bearing of N 13° 44' 43" W and a distance of 545.00'; thence running on a bearing of N 27° 59' 04" W and a distance of 124.88'; thence running along the property now or formerly The State of Connecticut, AMTRAK – Metro North Railroad on the following

courses: on a bearing of N 30° 00' 35" E and a distance of 191.91'; thence running on a bearing of N 35° 28' 03" E and a distance of 72.07'; thence running along the southerly street line of Pulaski Street on a bearing of S 83° 42' 04" E and a distance of 46.81' to the point or place of beginning. The herein described contiguous parcels contain 788,371.03 SF or 18.1 Acres

**** COMMISSIONER WALKER MOVED TO CONTINUE ITEM #(16-33) ZONE CHANGE (255 KOSSUTH ST.) – PETITION OF BRIDGEPORT JAI ALAI ASSOCIATES – SEEKING A CHANGE OF ZONE FROM OR-G TO DVD-WF (BLOCK 804, LOT 1X) BEGINNING AT A POINT BEING THE SOUTHWESTERLY STREET CORNER OF NOBLE AVENUE AND PULASKI STREET; THENCE RUNNING ALONG THE WESTERLY STREET LINE OF NOBLE AVENUE ON A BEARING OF S 03° 56' 50" W AND A DISTANCE OF 299.04'; THENCE RUNNING ALONG THE SOUTHERLY STREET LINE OF NOBLE AVENUE ON A BEARING S 83° 35' 50" E AND A DISTANCE OF 506.92'; THENCE RUNNING ON THE WESTERLY STREET LINE OF KOSSUTH STREET ON THE FOLLOWING COURSES: ON A BEARING S 04° 03' 52" W AND A DISTANCE OF 427.28'; THENCE RUNNING ON A CURVE TO THE LEFT CONSISTING OF A ARC LENGTH OF 229.14', A RADIUS OF 205.00', A DELTA ANGLE OF 64° 02' 29", A CHORD BEARING OF S 27° 57' 23" E, AND A CHORD LENGTH OF 217.39'; THENCE RUNNING ON A CURVE TO THE RIGHT CONSISTING OF AN ARC LENGTH OF 173.71', A RADIUS OF 150.00', A DELTA ANGLE OF 66° 21' 03", A CHORD BEARING OF S 26° 48' 05" E AND A CHORD DISTANCE OF 164.16'; THENCE RUNNING ON BEARING OF S 06° 22' 26" W AND DISTANCE OF 285.03'; THENCE RUNNING ALONG A CURVE TO THE RIGHT CONSISTING OF AN ARC LENGTH OF 138.23', A RADIUS OF 220.47' A DELTA ANGLE OF 35° 55' 18", A CHORD BEARING OF S 24° 20' 38" W, AND A CHORD DISTANCE OF 135.97'; THENCE RUNNING ON A CURVE TO THE LEFT CONSISTING OR AN ARC LENGTH OF 177.88', RADIUS OF 271.66' A DELTA ANGLE OF 37° 30' 59", A CHORD BEARING OF S 23° 32' 46" W, A CHORD DISTANCE OF 174.72'; THENCE RUNNING ALONG THE PROPERTY NOW OR FORMERLY THE CITY OF BRIDGEPORT ON THE FOLLOWING COURSES: ON A BEARING OF N 78° 04' 00" W AND A DISTANCE OF 79.70'; THENCE RUNNING A BEARING OF N 85° 56' 23" W AND A DISTANCE OF 4.34'; THENCE RUNNING ON A BEARING OF N 77° 27' 00" W AND A DISTANCE OF 461.47'; THENCE RUNNING ALONG THE EASTERLY LINE OF THE UNITED STATES BULKHEAD LINE OF THE PEQUOUNNOCK RIVER ON THE FOLLOWING COURSES: ON A BEARING OF N 05° 14' 33" E AND A DISTANCE OF 713.44'; THENCE RUNNING OF A BEARING OF N 13° 44' 43" W AND A DISTANCE OF 545.00'; THENCE RUNNING ON A BEARING OF N 27° 59' 04" W AND A DISTANCE OF 124.88'; THENCE RUNNING**

ALONG THE PROPERTY NOW OR FORMERLY THE STATE OF CONNECTICUT, AMTRAK – METRO NORTH RAILROAD ON THE FOLLOWING COURSES: ON A BEARING OF N 30° 00’ 35’’ E AND A DISTANCE OF 191.91’; THENCE RUNNING ON A BEARING OF N 35° 28’ 03’’ E AND A DISTANCE OF 72.07’; THENCE RUNNING ALONG THE SOUTHERLY STREET LINE OF PULASKI STREET ON A BEARING OF S 83° 42’ 04’’ E AND A DISTANCE OF 46.81’ TO THE POINT OR PLACE OF BEGINNING. THE HEREIN DESCRIBED CONTIGUOUS PARCELS CONTAIN 788,371.03 SF OR 18.1 ACRES FOR DECISION ONLY.

- ** COMMISSIONER FREDDINO SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

Item (16-33) was continued (for decision only) to June 27, 2016.

(CA-1) 14 (aka 10) RIVER STREET – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a DMV Junkyard License in an I-L zone and coastal area & RE: 2155 COMMERCE DRIVE

Item (CA-1) RE: 10 River Street & 2155 Commerce Drive was approved.

APPROVAL OF MINUTES

March 17, 2016

- ** COMMISSIONER WALKER MOVED TO APPROVE THE MINUTES OF THE MARCH 17, 2016 MEETING.**
- ** COMMISSIONER PAPPAS PHILLIPS SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

April 2016

- ** COMMISSIONER FREDDINO MOVED TO APPROVE THE MINUTES OF THE APRIL 2016 MEETING.**
- ** COMMISSIONER WALKER SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** COMMISSIONER FEDELE MOVED TO ADJOURN.**

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

The meeting adjourned at 9:50 PM.

Respectfully submitted,

Catherine Ramos
Telesco Secretarial Services