

CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
July 25, 2016

ATTENDANCE: Melville Riley, Chair; Tom Fedele; Anne Pappas  
Phillips; Bob Filotei; Reginald Walker; Robert Morton

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

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:47 p. m. A quorum was present.

**NEW BUSINESS**

**(16-42) 156 East Washington Ave. – Petition of the Hoffman Fuel Company of Bridgeport – Seeking a site plan review and coastal site plan review to permit the repair and maintenance of the oil delivery truck fleet in an I-L zone and coastal area.**

Atty. Steven Benben came forward in favor of the item. He stated that there is a need to remediate this facility. The history of the location is that it has been used as a vehicle maintenance site and has been an old fuel storage terminal. In 2011, the site was razed. There is a need to cap the existing facility. The riprap is taken out of the proposed project. A water treatment system will be installed. There was never an intention to do any work on the bulkhead. The pavement goes right up to the back of the bulkhead. The pavement will be impervious.

Commissioner Pappas Phillips read into the record a July 14, 2016 letter to Atty. Benben from Mr. John Gaucher of the Office of Long Island Sound Programs. Mr. Gaucher inspected the site on July 6<sup>th</sup>, 2016 and stated that retention or replacement of the bulkhead is not authorized.

Atty. Benben stated that the riprap is not going in. The bulkhead will not be altered or replaced.

Chairman Riley closed the public hearing.

**(16-43) 47-53 Crescent Ave. – Petition of Juliette Kirby – Seeking a special permit, site plan review and a coastal site plan review to permit the establishment of a 2,000 sq. ft. banquet/meeting facility with adequate off-site parking in an OR-G zone and coastal area.**

Atty. Steve McKenzie came forward in favor of the item. Half of the location, 1,000 sq. ft., will be used for a banquet hall. No construction will be done inside of the hall. The twenty-two car parking lot will not be paved. The existing sliver of landscaping on the side of the building will be used to satisfy the need for landscaping.

Mr. John Gaucher, of the Office of Long Island Sound Programs, in a July 12, 2016 letter to the Planning & Zoning Commission, stated that he has reviewed the proposal and has no comments.

**(16-44) 1001 Fairfield Ave. – Petition of T-Mobile Northeast, LLC – Seeking a site plan review to permit the installation of telecommunication equipment and antennas in a new location in an R-C zone.**

Atty. Mark Appleby came forward in favor of the item. The antenna will be mounted on the penthouse, on the roof. They will be putting in three antenna with this application. An application for a fourth antenna will be put in at a later time. They will be 6 feet and 8 feet high. Their total height from the ground will be 65 and 69 feet. There are no other carriers currently at the site.

**(16-45) 390 Charles St. – Petition of T-Mobile Northeast, LLC – Seeking a site plan review to permit the installation of telecommunication equipment and antennas in a new location in an R-C zone.**

Atty. Mark Appleby came forward in favor of the item. He stated that the antenna will be placed on the top of the roof and be free standing. Total elevation will be 47 feet to the top of the antenna. There will be nine total antennas with a mixture of 6 and 8 foot antennas. Coverage is not needed to go a long distance, hence the building only being three stories high.

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

No other matters were brought before the commission.

**DECISION SESSION**

**(16-42) 156 East Washington Ave. – Petition of the Hoffman Fuel Company of Bridgeport – Seeking a site plan review and coastal site plan review to permit the repair and maintenance of the oil delivery truck fleet in an I-L zone and coastal area.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE (16-42) 156 EAST WASHINGTON AVE. – PETITION OF THE HOFFMAN FUEL COMPANY OF BRIDGEPORT – SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE REPAIR AND MAINTENANCE OF THE OIL DELIVERY TRUCK FLEET IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. The applicant shall incorporate all recommendations from the Office of the Long Island Sound Programs analyst in his email dated 07/14/16,
2. The applicant shall incorporate all four (4) of the special conditions of approval as recommended by the City's Inland Wetland Watercourses Agency's consultant in his letter dated 06/30/16.
3. All of the City Engineer's recommendations shall be incorporated as stated in his review dated 07/15/16.

**FOR THE FOLLOWING REASONS:**

Continued use by the owners of Hoffman Fuel for the parking and service of home fuel delivery vehicles which is now the primary use as the office building was destroyed by fire.

**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 August 1, 2017.**

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

**(16-43) 47-53 Crescent Ave. – Petition of Juliette Kirby – Seeking a special permit, site plan review and a coastal site plan review to permit the establishment of a 2,000 sq. ft. banquet/meeting facility with adequate off-site parking in an OR-G zone and coastal area.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM (16-43) 47-53 CRESCENT AVE. – PETITION OF JULIETTE KIRBY – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 2,000 SQ. FT BANQUET/MEETING FACILITY WITH ADEQUATE OFF-SITE PARKING IN AN OR-G ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

The off-street parking agreement (kept on file in the Zoning Dept.) must remain in effect as long as this approved use is at this location.

**FOR THE FOLLOWING REASONS:**

1. Provides a service to area residents.
2. The approval of this petition shall have no impact on the coastal area.
3. The application as approved complies with the special permit standards of Sec. 14-4-4, as well as the site plan review requirements of Sec. 14-2-5.

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as August 1, 2017.**

**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 August 1, 2017.**

**\*\* COMMISSIONER MORTON SECONDED THE MOTION.**

Commissioner Pappas Phillips asked for clarification on whether discussion should be had before a motion is made or after it is made.

Mr. Buckley stated that a motion can be taken and then discussion can be had after the motion. Atty. Schmidt stated that a better way is to have discussion before a motion is made and then have a vote taken.

Commissioner Pappas Phillips stated that it is her opinion that Chairman Riley goes too fast on asking for a motion and a vote. She would like to have more in depth discussion on items before they are put to a vote.

Commissioner Pappas Phillips stated that the parking lot can hold twenty-two cars. Maximum occupancy for the banquet hall is two hundred people. She asked where the other cars are going to go.

Chairman Riley stated that that should be a question for the applicant. Commissioner Fedeles stated that there is plenty of on street parking available.

Commissioner Pappas Phillips stated she was disappointed that the commission did not have all of the report. She feels uncomfortable going forward with a vote without the full file.

Chairman Riley stated that it was not applicant's fault. It is the fault of the city that the file was not complete.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(16-44) 1001 Fairfield Ave. – Petition of T-Mobile Northeast, LLC – Seeking a site plan review to permit the installation of telecommunication equipment and antennas in a new location in an R-C zone.**

**\*\* COMMISSIONER MORTON MOVED TO PASS ITEM (16-44) 1001 FAIRFIELD AVE. – PETITION OF T-MOBILE NORTHEAST, LLC – SEEKING A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF TELECOMMUNICATION EQUIPMENT AND ANTENNAS IN A NEW LOCATION IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. The installation of the telecommunication equipment shall be in strict accord with the plan submitted to and approved by the Commission.
2. Additionally equipment installation at this site will require a site plan review.

**FOR THE FOLLOWING REASONS:**

1. New telecommunication equipment provides increased service to area City residents who subscribe to T-Mobile services.
2. The approval of this petition will have no negative impact on the neighborhood.

**\*\* COMMISSIONER FELOTEI SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**(16-45) 390 Charles St. – Petition of T-Mobile Northeast, LLC – Seeking a site plan review to permit the installation of telecommunication equipment and antennas in a new location in an R-C zone.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE (16-45) 390 CHARLES ST. – PETITION OF T-MOBILE NORTHEAST, LLC – SEEKING A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF TELECOMMUNICATION EQUIPMENT AND ANTENNAS IN A NEW LOCATION IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. The installation of the telecommunication equipment shall be in strict accord with the plan submitted to and approved by the Commission.
2. Additionally equipment installation at this site will require a site plan review.

**FOR THE FOLLOWING REASONS:**

1. New telecommunication equipment provides increased service to area City residents who subscribe to T-Mobile services.
2. The approval of this petition will have no negative impact on the neighborhood.

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

**APPROVAL OF MINUTES**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE THE MAY 31, 2016 MINUTES.  
\*\* COMMISSIONER MORTON SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COMMISSIONER FEDELE MOTIONED TO APPROVE THE JUNE 25, 2016 MINUTES.  
\*\* COMMISSIONER MORTON SECONDED THE MOTION.**

Commissioner Pappas Phillips said she believed the minutes are inadequate. They are not full reflection of what went on considering the application for the package store. Mr. Buckley stated that if there is a court case the meeting will be transcribed in full.

Chairman Riley stated that the minutes are the cliff notes of the meeting and the tape recording is the backup in case the full transcription is needed. He asked Commissioner Pappas Phillips if there was anything she said that she thinks was inaccurately reflected. Commissioner Walker stated that he wanted more detail on the three votes for no and the three votes for yes. It was simplistic.

Commissioner Pappas Phillips stated that in the future we should think a little bit harder and longer and have more of a discussion when we have an application that is as controversial as the package store application.

Commissioner Walker stated that we did have discussion on the possible discussion on the deadlock vote. We talked about discussing the package store application further.

Commissioner Pappas Phillips said that the no vote was for a restraint on commerce and trade. It was not allowing new businesses into the city sends out a bad message.

Chairman Riley asked for a motion to Adjourn.

Mr. Buckley asked that the vote on the June minutes be completed.

**\*\* THE MOTION PASSED WITH TWO NO VOTES (PAPPAS PHILLIPS AND WALKER).**

Commissioner Walker asked if we are going to discuss the package store application any further.

Commissioner Filotei asked for what reason the commission should continue the discussion.

Commissioner Riley stated he don't know what vehicle to use to continue discussion on the application.

Commissioner Pappas Phillips stated that when we have something that is controversial we should have process or procedure where we can resolve it.

Walker stated to Chairman Riley that he shouldn't be a hypocrite. If we are not going to do it let me know we are not going to do it.

Chairman Riley asked Commissioner Walker in what form it is worthy of discussion and if he wants to discuss the 1,500 foot rule. Chairman Riley stated that it is something we can discuss. Chairman Riley stated that we have new director of OPD and that is where we should start the whole thing.

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

The meeting was adjourned at 8:00 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services