

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
FEBRUARY 27, 2017**

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

**STAFF:** Dennis Buckley, Zoning Official; Russell Liskov, Associate City's Attorney

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:45 p. m. A quorum was present.

**DEFERRED BUSINESS**

**D-1 (16-58) Text Amendment – Petition of Three Corners, LLC – Seeking to amend the liquor regulations of Sec, 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek special permits and site plan reviews, rather than variances in all retail zones. (WITHDRAWN on 02/21/17)**

Chairman Riley stated that the item was withdrawn on February 21, 2017.

**D-2 (16-59) 1044 Brooklawn Ave. – Petition of Three Corners, LLC – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an OR zone. (WITHDRAWN on 02/21/17)**

Chairman Riley stated that the item was withdrawn on February 21, 2017.

**NEW BUSINESS**

**(17-08) 887 Reservoir Ave – Petition of Bridgeport Auto Sales, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes an Amended Certificate of Location for an existing used car dealership license under new ownership in an R-A zone.**

Ms. Trisha Bradstreet came forward in favor of the item. She stated that there is an existing dealership at the location which will be changing ownership. She stated that the property across the street will be used for storage. Chairman Riley stated that the storage area across the street is not included in the application and the application has not been signed by the owner of the property. Ms. Bradstreet stated that she is willing to put in a separate application for the storage area. She requested that she be given a few minutes to allow for the owner of the property to come to the chamber and sign the application.

**\*\* COMMISSIONER FELOTEI MOVED TO CONTINUE THE ITEM  
\*\* COMMISSIONER PHILLIPS SECONDED THE MOTION.  
\*\* THE MOTION WAS WITHDRAWN.**

- \*\* COMMISSIONER FEDELE MOVED TO CONTINUE THE ITEM TO MARCH 27, 2017.**
- \*\* COMMISSIONER PHILLIPS SECONDED THE MOTION.**
- \*\* THE MOTION PASSED WITH THREE VOTES IN OPPOSITION (MR. MORENO, MR. MORTON, AND MR. WALKER.)**

**(17-09) 1 Lincoln Boulevard – Petition of T-Mobile Northeast, LLC – Seeking a site plan review to permit the construction of three (3) telecommunication equipment sheds and the installation of antennas on the existing 100’ light stanchion on the Central High School campus in an R-B zone.**

Mr. Mark Appleby came forward in favor of the item. He stated that the Bridgeport Department of Parks & Recreation owns the stadium. The money that T-Mobile will pay to have the antennas there will go to the city. He stated that the antennas will be put on the stadium light fixtures. They will be 80 feet high, and just below the light fixtures.

No other members of the public came forward in favor or against the item. Chairman Riley closed the public hearing.

- \*\* COMMISSIONER PHILLIPS MOVED TO APPROVE THE PETITION OF T-MOBILE NORTHEAST, LLC – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF THREE (3) TELECOMMUNICATION EQUIPMENT SHEDS AND THE INSTALLATION OF ANTENNAS ON THE EXISTING 100’ LIGHT STANCHION ON THE CENTRAL HIGH SCHOOL CAMPUS IN AN R-B 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. ADDITIONAL EQUIPMENT INSTALLATION AT THIS SITE WILL REQUIRE A SITE PLAN REVIEW.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PETITION AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 2. NEW TELECOMMUNICATION EQUIPMENT PROVIDES INCREASED SERVICE TO AREA CITY RESIDENTS WHO SUBSCRIBE TO T-MOBILE SERVICES.**
- 3. THE APPROVAL OF THIS PETITION WILL HAVE NO NEGATIVE IMPACT ON THE NEIGHBORHOOD.**

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

#### **OTHER BUSINESS**

**OB-1 Discussion – Clarification regarding the Council of Churches of Greater Bridgeport’s text amendment approved on 01/30/17.**

Mr. Liskov came forward and asked the commission to clarify the text amendment approved on January 30, 2017. Chairman Riley stated that the January 30, 2017 minutes clearly list which zones the text amendment refers to was approved.

### APPROVAL OF MINUTES

#### **Minutes of January 30, 2017**

Page 3 Change "She stated that he is in favor of approval" to She stated that she is in favor of approval."

**\*\* COMMISSIONER WALKER MOVED TO APPROVE THE JANUARY 30 2017 MINUTES AS AMENDED.**

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

**\*\* THE MOTION PASSED UNANIMOUSLY WITH ONE ABSTENTION (MS. PHIPPIPS.)**

The meeting was adjourned at 7:15 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services