

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 26, 2017**

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

STAFF: Dennis Buckley, Zoning Official; Russell Liskov, City Attorney

CALL TO ORDER

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

NEW BUSINESS

(17-30) 315 Seaview Ave. – Petition of 315 Seaview Ave. LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 19,000 sq. ft. office building and a 2,700 sq. ft. storage building at the existing industrial facility in an MU-LI zone and coastal area.

Mr. Peter Romano came forward in favor of the item. He stated that the location is in a Light Industrial Zone and currently has a warehouse and outside storage. He stated that Gault Family Companies has owned the property since 2006 and brought in propane tanks in 2009. He displayed a site map showing the position of the proposed building on the lot. He stated that having an office building here would shorten the commute for many employees. They currently work out of Westport. About 50 to 60 employees will work in the 19,000 sq. ft. building. About ten employees work in the warehouse. He stated that there will be a reduction in impervious areas and rain gardens will be installed. Artistic fencing will be placed on top of the exterior stone wall.

Mr. Romano stated that there is not any public access now, but it will be added on the side of the lot away from Shell Oil. He stated that it will cause a problem with homeland security concerns if the public access were to be on the Shell Oil side. He stated that there will be plenty of employee parking. There will be 56 spots added for the office building employees.

Mr. Romano stated that trucks make deliveries late at night during the winter. He stated that night deliveries cannot be avoided as they are at the mercy of their vendors. He stated that truckers will be asked to idle, but if they must to move to the far side of the lot so they will be as far as possible from the residents across the street. He stated that the office building will not cause any increase to commercial traffic.

Mr. Brooks Fisher came forward in favor of the item. He stated that the office building will add to the appearance of the neighborhood, and reinvigorate it. It will have a simple and classic design on the side facing Seaview Avenue. The building will have an open floor plan, and be elevated to improve sight lines from the building. There will be a roof top terrace for the employees to use. He stated that there will be heavy landscaping done along the Avenue for the benefit of the employees and the neighbors.

Mr. Sam Gault came forward in favor of the item. He stated that the company is in the energy business, the stone business, and the real estate development business. He stated that the company strives to be a good corporate citizen. He stated that the building and the landscaping around it will make this into a fantastic location for the neighborhood. Mr. Gault stated that improvements will be made to snow plowing, the sidewalks, and debris reduction.

Mr. Romano stated that the outside lighting will be operated with motion detectors and timers. There will be no spill over light off of the property.

Mr. Buckley counted eight adults in opposition to the item.

Mr. Bob Karosy came forward in opposition to the item. He stated that his mother lives across the street on 234 Seaview Avenue. He stated that many of the homes on the avenue have been restored and are well maintained. This office building would take away from the views that residents have of the water. He stated that the office building will not help Bridgeport because no one from Bridgeport will be employed by the company.

Mr. Javier Martinez came forward in opposition to the item. He stated that he lives at 224 Seaview Avenue. He stated that there is heavy traffic on the street and the office building will make the traffic even worse. The office building does not offer us anything and does not improve the neighborhood.

Ms. Herdel Key of 358 Seaview Avenue came forward in opposition to the item. She stated that Gault says one thing and does something else.

Ms. Glenda Row came forward in opposition to the item. She stated that she lives on 236 Seaview Avenue, and has lived there for 35 years. She stated that the office building will block the view of the Long Island Sound for the residents. She stated that the office building is large, and will generate a lot of extra traffic. She stated that the site plan includes training rooms and a room called Gault University. She stated that this might be a sign that they plan on renting space within the building to other organizations. She stated that the office building will lead to a necessary increased police presence in the area. The cost of extra policing will offset any benefit of increased taxes.

Ms. Allisa Johnson came forward in opposition to the item. She stated that she is a former resident of Seaside Avenue. She stated that noise from the warehouse shakes the homes on the street. The dust is overwhelming and no one can open their windows.

Ms. Barbara Picante came forward in opposition to the item. She stated that there is a large amount of dust generated from the stone cutting. There is often times a large amount of debris in the air. The trucks make deliveries late at night and cause parking issues on the street. She stated that items are piled three feet above the top of the fence.

Mr. Romano proposed conditions of approval for the item. He stated that Gault is willing to install sprinklers that will go on several times a day and reduce the amount of dust in the air. He stated that they are willing to reduce the amount of outside storage. He stated they are willing to not allow trucks

to park on the street. They are willing to install limited lighting which will not spill over into the neighborhood.

(17-34) 343-345 Ridgefield Ave. – Petition of Byron Yanes – Seeking a site plan review to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an R-B zone.

Attorney Chris Russo came forward in favor of the item. He stated that the location currently has a dilapidated building. His client would like to add one bedroom and a kitchen to the third floor. He stated that the third floor meets the requirement of having ceilings no less than 7 ½ feet high. The building will be renovated. The driveway will be restored. He stated that his client is not planning on redoing the driveway.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

No other matters were brought forward.

DECISION SESSION

315 SEAVIEW AVENUE – Seeking a site plan review and a coastal site plan review to permit the construction of a 19,000 sq. ft. office building and a 2,700 sq. ft. storage building at the existing industrial facility in an MU-LI zone and coastal area.

**** COMMISSIONER WALKER MOVED TO APPROVE 315 SEAVIEW AVENUE – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 19,000 SQ. FT. OFFICE BUILDING AND A 2,700 SQ. FT. STORAGE BUILDING AT THE EXISTING INDUSTRIAL FACILITY IN AN MU-LI ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THERE SHALL BE NO PARKING OR WAITING FOR SITE ACCESS BY DELIVERY OR SERVICE TRUCKS ALONG THE SEAVIEW AVENUE FRONTAGE OF THIS PROPERTY AT ANY TIME FOR ANY REASON.**
- 2. ALL DELIVERY OF MATERIALS AND MAJORITY OF PROPANE DELIVERIES ARE TO BE RECEIVED MONDAY THRU FRIDAY BETWEEN 7AM TO 7PM.**
- 3. THE HEIGHT OF STORED MATERIALS (GRAVEL, STONE, MASONRY, ETC) IS NOT TO EXCEED THE HEIGHT OF THE EXISTING FENCE (EXCLUDING BARBED WIRE). FURTHERMORE, ALL MATERIALS SHALL BE SPRINKLED WITH WATER SEVERAL TIMES A DAY TO HELP LIMIT DUST FROM ESCAPING THE SITE.**
- 4. ALL LIGHTING SHALL BE TURNED OFF AT 11PM AND COMPLY WITH SEC. 11-8-1 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**
- 5. A BENCH SHALL BE INSTALLED AT THE WATERFRONT OF THE PUBLIC ACCESS AREA.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED SHALL BE IN COMPLIANCE WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 4-2-5.**
- 2. AS TO THE COASTAL SITE PLAN REVIEW, THIS PROJECT SHALL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.**

THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS JULY 3, 2018.

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

343 – 345 RIDGEFIELD AVENUE – Seeking a site plan review to permit the conversion of the existing 2-family dwelling into a 3-family dwelling in an R-B zone.

**** COMMISSIONER WALKER MOVED TO APPROVE 343 – 345 RIDGEFIELD AVENUE – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING 2-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE EXISTING GARAGE SHALL BE REPAIRED OR REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A CERTIFICATE OF OCCUPANCY.**
- 2. THE PETITIONER SHALL COMPLY WITH ALL OF THE CITY ENGINEER’S RECOMMENDATIONS IN HIS LETTER DATED 06/07/17.**
- 3. ALL OF THE ZONING BOARD OF APPEALS’ CONDITIONS ARE ALSO INCORPORATED INTO THIS APPROVAL.**

FOR THE FOLLOWING REASON: THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.

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

OTHER MATTERS

**** COMMISSIONER PHILLIPS MOVED TO HENCEFORTH BEGIN PLANNING AND ZONING COMMISSION MEETINGS AT 6:30 P. M. INSTEAD OF 6:45 P. M.
** COMMISSIONER MORTON SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

THE PLANNING & ZONING COMMISSION WILL START FUTURE PUBLIC HEARINGS AT 6:30PM ON THE LAST MONDAY OF EVERY MONTH, EFFECTIVE 07/31/17.

APPROVAL OF MINUTES

Minutes of May 30, 2017

- ** COMMISSIONER FEDELE MOVED TO APPROVE THE MAY 30, 2017 MINUTES AS SUBMITTED.**
- ** COMMISSIONER WALKER SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** COMMISSIONER FEDELE MOVED TO ADJOURN.**
- ** COMMISSIONER MORTON SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:27 p. m.
Respectfully submitted,

Tom Blaney
Telesco Secretarial Services