

**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 29, 2018**

ATTENDANCE: Melville Riley, Chair; Barbara Freddino; Robert Morton; Arturo Gravina; Reginald Walker; Carlos Moreno; Cesar Cordero

STAFF: Dennis Buckley, Zoning Official

CALL TO ORDER

Chairman Riley called the meeting to order at 6:30 p. m. A quorum was present.

CONTINUED BUSINESS

C-1 (17-44) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

Ms. Lynn Haig came forward. She stated that we are seeking outside counsel to review the proposal. She requested a continuance of the item.

C-2 (17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

Chairman Riley stated that the item was continued so that the petitioner could submit a utility plan.

Attorney Charles Willinger came forward in support of the item. He stated that the utility plan shows the existing and proposed utilities. He stated that the plan shows the proposed location of the sewer line and the proposed roof drain location. He stated that it shows the parking space dimensions.

Atty. Willinger provided a sketch that showed the layout of the gas station with the turning radiuses the trucks would follow when pulling into the lot. He stated that there would be two underground tanks that the trucks would fill up with gas. He stated that the trucks will be able to park entirely on site when fueling the tanks. He stated that we have complied completely with the regulations.

Atty. Willinger referred to comments from the City Engineer regarding the proposed site. He stated that we are willing to remove the bushes in favor of a 36 inch hedge that the City Engineer recommends along the street in front of the station. He stated that there is an existing fence at the rear of the property, and that the fence recommended by the City Engineer would violate regulations. He stated that we are willing to move the location of the handicapped parking spot.

Atty. Willinger stated that the dumpster would be on wheels and would be accessed in early morning hours. He stated that the existing oil tank to that is used to heat the building will be removed.

Atty. Joel Green came forward in opposition to the item. He stated that the comments by the City Engineer were submitted today and he has not had time to review them. He stated that the drawings of the site were done two months ago but were submitted this evening. He stated that the late submissions put the public at a disadvantage.

Atty. Green stated that the drawing submitted by the applicant showing the turning path of the trucks does not show the opposite side of French Street. He stated that if the opposite side of the street was shown, it would be clear that the trucks would have to go through the building across the street in order to make the turn. Atty. Green stated that a traffic flow study has not been submitted. He stated that the Commission should deny the application because the truck path cannot be accurately evaluated.

Atty. Willinger came forward with his rebuttal. He asked the Mr. Marcos Heudrez, his engineer, to address the turning path of the trucks. Mr. Heudrez stated that the trucks will be able to turn into the gas station without contacting the opposite curb or the building. He stated that the building would not impair the right of way of the truck.

Mr. Eddie Jamal, the applicant, came forward. He stated that the trucks would usually arrive between 3:00 a. m. and 5:00 a. m. As they would be filling the underground tanks, they would be approximately five to ten feet away from the parking spaces.

C-3 (17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

Atty. Raymond Rizio came forward. He requested a continuance of the item. He stated that he waives any statutory requirements to open or close a public hearing.

CITY BUSINESS

(18-01) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation to the City Council to sell two (2) City owned industrial parcels of property.

Mr. Max Perez came forward in support of the item. He stated that the City came into possession of the two industrial parcels due to foreclosures. He asked for a recommendation to sell the property.

NEW BUSINESS

(18-03) 2253 Fairfield Ave. – Petition of Wordin Associates, LLC – Seeking a zone change for a parcel of property currently located in the Office-Retail (OR) zone and the Residential-B (RB) zone to be located entirely in the OR zone (Block 211, Lot 8) commencing at a point in the Southeasterly street line of Fairfield Avenue; said point being located 0.05 ft. Southwesterly of a monument in said Southeasterly

street line of Fairfield Avenue; said point further having the coordinates North 120,648.01 and East 470,352.95 on the Connecticut Coordinate System; thence running North 36°-3'-40" East 200.00 feet along the Southeasterly street line of Fairfield Avenue to a monument to be set; thence running South 53°-26'-20" East 321.77 feet along the Southwesterly Street line of Wordin Avenue to a monument to be set; thence running South 8°-13'-30" East 281.79 feet along the Westerly Street line of Ocean Terrace to a monument to be set; thence running North 53°-26'-20" West 520.29 ft. long land now or formerly of Walters of Bridgeport, Inc. to the point and place of commencement.

Atty. Willinger came forward in support of the item. He stated that the property be in an OR Zone instead of being split into two different zones. He stated that the building is 22 years old and has been occupied by the U. S. Postal Service. He stated that the Postal Service's lease of the building expired.

Atty. Willinger stated that his client has several potential occupants of the building, but that we are hoping that a medical office will occupy the space. He stated that use of the space as a medical office is consistent with the businesses in the surrounding area.

Atty. Willinger stated that there are 99 parking spaces, and that only 39 spaces would be required by regulations. He stated that they parking spaces were lined under old regulations. If they had to be redone, there would still be at least 80 spaces.

He stated that this will not be spot zoning. He stated that there would be no adverse impact on the neighborhood. It is consistent with the Master Plan. He stated that having one lot with two zones is not in the best interest of the owner or of the public.

Mr. Scott Burns came forward in opposition to the item. He stated that the NRZ is in support of the building having a tenant, but they did have concerns. He stated that the tenant should have adequate parking and proper signage. He stated that an elementary school is across the street. He would not like to see the medical office interfere with the children arriving to or leaving school.

(18-04) 1875 Noble Ave. – Petition of Beardsley Zoo – Seeking a site plan review to permit the construction of an 1-1/2 story, 1,000-sq. ft. exhibit building in the Zoological Park (ZP) zone at Beardsley Park.

Mr. Ted Dombroski, architect on the project, came forward in support of the item. He stated that the building would not go beyond the perimeter of what already has been developed. The building will be the home of a red panda exhibit. He stated that there will be a visitor area, an open gazebo area, and access ramps. He stated that visitors will walk under a roofed area and then back to the pathways.

Mr. Rob Thomas stated that the red pandas are about the size of a large house cat. They use litter pans, so there will be no need for a sewer connection. A water line will come off of the existing water line. There will not be any sinks or toilets in the building. The enclosed building will be 800 sq. ft. and the viewing area will be 400 sq. ft.

(18-05) 848 Maplewood Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a site plan review to permit the construction of a single-family dwelling in an OR zone.

Mr. Kevin Moore came forward in support of the item. He stated that this is a narrow and deep lot. He stated that both abutting lots are residential. This is a proposed four bedroom and two bath home. There will be off street parking for two cars.

(17-51) 251 Hallett St. – Petition of Connecticut Community Renewal Associates, LLC – Seeking a site plan review and coastal site plan review to permit the construction of three 3-story buildings with a total of 93 residential units in the NCVD zone and coastal area.

Atty. Rizio came forward in support of the item. He stated that this is one big parcel owned by the housing authority. He stated that there are 177 existing units and 93 new units are being proposed. He stated that we are here because the location is located in a coastal area. The development will have no negative impact on Long Island Sound. He stated that the applicant will comply with John Goucher’s request of a filter to keep out hydrocarbon and debris.

Atty. Rizio stated that the development plan has no adverse impact on the neighborhood. It will be a walkable area. It will be urban in nature with suburban amenities such as a playground. It will have a courtyard area and be well landscaped.

Commissioner Walker stated that cars on Crescent Avenue travel at high rates of speed. He stated that the park across the street does not have a fence. He stated that he would like measures taken to address both of those safety concerns.

Mr. Bill Coleman came forward in support of the item. He stated that speed tables would be helpful on Crescent Avenue. He stated that he would like to see programming for children at the park and improvements made that would address safety issues.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

No items were brought forward.

DECISION SESSION

CONTINUED BUSINESS

C-1 (17-44) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

**** COMMISSIONER FREDDINO MOVED TO CONTINUE 1 (17-44) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO ESTABLISH A COMPREHENSIVE APPROACH TO ALL ESTABLISHMENTS SERVING OR SELLING LIQUOR WITHIN THE CITY LIMITS EXCLUDING FULL SERVICE RESTAURANTS UNDER SEC. 12-10 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS TO FEBRUARY 26, 2018.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C-2 (17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

**** COMMISSIONER MORENO MOVED TO CONTINUE (17-57) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING USED CAR DEALERSHIP INTO A SIX (6) PUMP GAS STATION WITH A 2,094-SQ. FT. CONVENIENCE STORE IN AN I-L ZONE TO FEBRUARY 26, 2018 AT THE REQUEST OF THE COMMISSION FOR THE FOLLOWING ADDITIONAL INFORMATION:**

- 1. A TRAFFIC IMPACT STUDY, DUE TO CRITICAL TRAFFIC CONGESTION IN THIS AREA.**
- 2. A FULL-SCALE MAP (MINIMUM 18" X 24") DRAWN TO SCALE SHOWING THE PROPOSED PATH OF ENTRY AND EXIT OF THE GASOLINE DELIVERY TANKERS WITH PARTICULAR ATTENTION TO THE TURN-RADIUS ONTO FRENCH STREET.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C-3 (17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

**** COMMISSIONER CORDERO MOVED TO CONTINUE (17-61) 4 SEABRIGHT AVE. – PETITION OF THE HOLDING CORPORATION OF THE SWEDISH SINGING SOCIETY NORDEN, INC. – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE EXTENSION AND PAVING OF THE PARKING LOT AND DRIVEWAY IN AN R-B ZONE AND COASTAL AREA TO FEBRUARY 26, 2018.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

CITY BUSINESS

(18-01) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation to the City Council to sell two (2) City owned industrial parcels of property.

**** COMMISSIONER FREDDINO MOVED TO MAKE A FAVORABLE RECOMMENDATION OF 8-24 REFERRAL – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTES A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO SELL TWO (2) CITY OWNED INDUSTRIAL PARCELS OF PROPERTY TO THE CITY COMMON COUNCIL.**

**** COMMISSIONER GRAVINA SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

(18-03) 2253 Fairfield Ave. – Petition of Wordin Associates, LLC – Seeking a zone change for a parcel of property currently located in the Office-Retail (OR) zone and the Residential-B (RB) zone to be located entirely in the OR zone (Block 211, Lot 8) commencing at a point in the Southeasterly street line of Fairfield Avenue; said point being located 0.05 ft. Southwesterly of a monument in said Southeasterly street line of Fairfield Avenue; said point further having the coordinates North 120,648.01 and East 470,352.95 on the Connecticut Coordinate System; thence running North 36°-3’-40” East 200.00 feet along the Southeasterly street line of Fairfield Avenue to a monument to be set; thence running South 53°-26’-20” East 321.77 feet along the Southwesterly Street line of Wordin Avenue to a monument to be set; thence running South 8°-13’-30” East 281.79 feet along the Westerly Street line of Ocean Terrace to a monument to be set; thence running North 53°-26’-20” West 520.29 ft. long land now or formerly of Walters of Bridgeport, Inc. to the point and place of commencement.

**** COMMISSIONER MORENO MOVED TO APPROVE (18-03) 2253 FAIRFIELD AVE. – PETITION OF WORDIN ASSOCIATES, LLC – SEEKING A ZONE CHANGE FOR A PARCEL OF PROPERTY CURRENTLY LOCATED IN THE OFFICE-RETAIL (OR) ZONE AND THE RESIDENTIAL-B (RB) ZONE TO BE LOCATED ENTIRELY IN THE OR ZONE (BLOCK 211, LOT 8) COMMENCING AT A POINT IN THE SOUTHEASTERLY STREET LINE OF FAIRFIELD AVENUE; SAID POINT BEING LOCATED 0.05 FT. SOUTHWESTERLY OF A MONUMENT IN SAID SOUTHEASTERLY STREET LINE OF FAIRFIELD AVENUE; SAID POINT FURTHER HAVING THE COORDINATES NORTH 120,648.01 AND EAST 470,352.95 ON THE CONNECTICUT COORDINATE SYSTEM; THENCE RUNNING NORTH 36°-3’-40” EAST 200.00 FEET ALONG THE SOUTHEASTERLY STREET LINE OF FAIRFIELD AVENUE TO A MONUMENT TO BE SET; THENCE RUNNING SOUTH 53°-26’-20” EAST 321.77 FEET ALONG THE SOUTHWESTERLY STREET LINE OF WORDIN AVENUE TO A MONUMENT TO BE SET; THENCE RUNNING SOUTH 8°-13’-30” EAST 281.79 FEET ALONG THE WESTERLY STREET LINE OF OCEAN TERRACE TO A MONUMENT TO BE SET; THENCE RUNNING NORTH 53°-26’-20” WEST 520.29 FT. LONG LAND NOW OR FORMERLY OF WALTERS OF BRIDGEPORT, INC. TO THE POINT AND PLACE OF COMMENCEMENT WITH THE EFFECTIVE DATE OF FEBRUARY 5, 2018.**

FOR THE FOLLOWING REASONS: THE CHANGE INTO ONE ZONE OF A PROPERTY THAT HAS TWO DIFFERENT ZONES IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION OF DEVELOPMENT.

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

(18-04) 1875 Noble Ave. – Petition of Beardsley Zoo – Seeking a site plan review to permit the construction of an 1-1/2 story, 1,000-sq. ft. exhibit building in the Zoological Park (ZP) zone at Beardsley Park.

**** COMMISSIONER WALKER MOVED TO APPROVE (18-04) 1875 NOBLE AVE. – PETITION OF BEARDSLEY ZOO – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF AN 1-1/2 STORY, 1,000-SQ. FT. EXHIBIT BUILDING IN THE ZOOLOGICAL PARK (ZP) ZONE AT BEARDSLEY PARK WITH THE FOLLOWING CONDITIONS:**

1. THE PETITIONER IS TO COMPLY WITH ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 01/8/18.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.

FOR THE FOLLOWING REASONS: A NEW AND IMPROVED EXHIBIT BUILDING IS CONSISTENT WITH THE MAINTENANCE AND UPKEEP OF ZOO BUILDINGS.

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

(18-05) 848 Maplewood Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a site plan review to permit the construction of a single-family dwelling in an OR zone.

**** COMMISSIONER WALKER MOVED TO APPROVE (18-05) 848 MAPLEWOOD AVE. – PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

THE PETITIONER SHALL INCORPORATE ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 01/08/18 INTO THIS PROJECT.

FOR THE FOLLOWING REASONS: DUE TO THE UNIQUE SHAPE OF THIS LOT, A SINGLE-FAMILY DWELLING WILL BE THE HIGHEST AND BEST USE OF THIS PROPERTY.

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

(17-51) 251 Hallett St. – Petition of Connecticut Community Renewal Associates, LLC – Seeking a site plan review and coastal site plan review to permit the construction of three 3-story buildings with a total of 93 residential units in the NCVD zone and coastal area.

**** COMMISSIONER WALKER MOVED TO APPROVE (17-51) 251 HALLETT ST. – PETITION OF CONNECTICUT COMMUNITY RENEWAL ASSOCIATES, LLC – SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF THREE 3-STORY BUILDINGS WITH A TOTAL OF 93 RESIDENTIAL UNITS IN THE NCVD ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE CITY ENGINEER AS STATED IN HIS LETTER DATED 01-16-18.

2. ALL THE RECOMMENDATIONS OF THE STATE OF CT ENVIRONMENTAL ANALYST AS STATED IN HIS EMAIL ON 01-23-18 SHALL BE INCORPORATED INTO THIS DEVELOPMENT.

FOR THE FOLLOWING REASON: THIS PROJECT COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.

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 FEBRUARY 5, 2019.

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

APPROVAL OF MINUTES

Minutes of November 27, 2017 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Barbara Freddino, Robert Filotei, Reginald Walker, Carlos Moreno, Arturo Gravina-Hernandez, Cesar Cordero and Thomas Fedele; Staff: Dennis Buckley, Zoning Official; Associate City Attorney, Russell Liskov.

- ** COMMISSIONER WALKER MOVED TO APPROVE THE NOVEMBER 27, 2017 MINUTES AS SUBMITTED.**
- ** COMMISSIONER MORTON SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

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

The meeting was adjourned at 8:41 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services