



**CITY OF BRIDGEPORT
PLANNING AND ZONING BOARD
REGULAR MEETING
FEBRUARY 26, 2024**

45 Lyon Terrace
Bridgeport, CT 06604
(203) 576-7217 Phone
(203) 576-7213 Fax

ATTENDANCE: Melville Riley, Cesar Cordero, Johanna Dorgan, Robert Filotei,
Brenden Bish, Robert Morton

OTHERS: Paul Boucher, Zoning Official; Bill Coleman, OPED

CALL TO ORDER

Chairman Riley called the meeting to order at 6:22 p.m. and acknowledged the Commissioners seated. A quorum was present.

DEFERRED BUSINESS

D-1 (#23-45) 400 Iranistan Ave. - Petition of Windward Development Associates, LLC – Seeking a change of zone from NX3 zone to the RX2 zone for the future proposed development of the vacant parcel.

Chairman Riley noted that this item has been deferred.

D-2 (24-02) 252 Hallett St, 581 Waterview Ave, 580 Crescent Ave. – Petition of Crescent Crossing, LLC and Crescent Crossings 1B, LLC – Seeking to change the zone on the three (3) properties from the NX3 zone to the NX4 zone for future development.

Commissioner Filotei read the item for public hearing.

Mr. Frank Rizo, representing the applicant, presented drawings and a map that outlined the site and surrounding boundaries. He described the area as the last of a few remaining properties of the prior zone change, Phase 1D was approved in July 2018 and development construction was completed.

Mr. Bill Coleman came forward and reviewed the details of compliance with NX3 - NX4 zone and the pre-existing scale that creates non-conforming to zoning standards. He described this as a correction of a mistake. Chairman Riley asked what the difference was between NX3 and NX4 zoning and Mr. Coleman replied that it was height. He mentioned there were five spaces available and in reply to Commissioner Dalton's question on how many customers he expected.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then he asked if there was anyone who wished to speak in opposition to the application, and hearing none, closed the hearing.

NEW BUSINESS

(24-06) 209 Saunders Ave. – Petition of Veronica Ventreschi Design – Seeking a special permit and site plan review to convert the single-family dwelling into a two-family dwelling in the N2 zone.

Commissioner Filotei read the item for public hearing.

Ms. Veronica Ventreschi, representing the applicant, described the site plan and surrounding boundaries. She described the square footage of how the renovation would go up and out to include a dormer.

Chairman Riley noted that they must meet the standards of a special permit and asked Mr. Bouchard to present the regulations. Ms. Ventreschi read the section and answered all the areas to meet the requirements as outlined.

Commissioner Filotei then read an email into the record from Rodney Sinclair that he had no objection for the dwelling to remodel into a two-family dwelling at this location.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then he asked if there was anyone who wished to speak in opposition to the application, and hearing none, closed the hearing.

(24-07) 2925 Fairfield Ave. – Petition of Yohana Mondragon – Seeking a certificate of location approval to permit the establishment of a café restaurant with a consumer bar liquor permit in the MX1 zone.

Commissioner Filotei read the item and opened the item for public hearing.

Mr. and Mrs. Mondragon came forward and spoke of how they want to open a café restaurant at the location. Chairman Riley asked how many chairs would be set up and if permits had been applied for the liquor license. Mr. Mondragon replied that he would have about 25 chairs with background dinner music.

Council Member Matthew McCarthy came forward, gave his address as 2 Harbor Avenue, and spoke in support of the application. He stated that this is a well-respected family-owned business that has community support, and this café fits well with the area.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then he asked if there was anyone who wished to speak in opposition to the application, and hearing none, closed the hearing.

CONSENT AGENDA - none

TABLED BUSINESS - none

DECISION SESSION

D-1 (#23-45) 400 Iranistan Ave. - Petition of Windward Development Associates, LLC – Seeking a change of zone from NX3 zone to the RX2 zone for the future proposed development of the vacant parcel.

Chairman Riley noted that this was the last deferral for this item and any further request requires the applicant to reapply.

- ** COMMISSIONER MORTON MOVED TO DEFER AGENDA ITEM D-1 #23-45 TO THE MEETING OF MARCH 26, 2024.**
- ** COMMISSIONER CORDERO SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

D-2 (24-02) 252 Hallett Street, 581 Waterview Avenue, 580 Crescent Avenue – Seeking to change the zone on the three (3) properties from the NX3 zone to the NX4 zone for future development.

- ** COMMISSIONER CORDERO MOVED TO APPROVE ITEM #24-02 EFFECTIVE 10 DAYS FROM PUBLICATION, MARCH 12, 2024.**
- ** COMMISSIONER DORGAN SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Decision Session – contd.

#24-06 - 209 Saunders Avenue – Seeking a special permit and site plan review to convert the single-family dwelling into a two-family dwelling in the N2 zone.

**** COMMISSIONER MORTON MOVED TO APPROVE ITEM #24-06 WITH CONDITIONS:**

1. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a building permit.
2. The development of the subject premises shall be in accordance with the plans submitted to and approved by the Commission.

REASONS:

1. The use will have no adverse impact on the neighborhood.
2. The use is in keeping with the recommendations of the Master Plan of Conservation and Development.
3. The application is in compliance with the review and approval criteria of sec. 11.50.

**** COMMISSIONER CORDERO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

***This special permit approval, as required under Sec. 11.50.6 of the Zoning Regulations of the City of Bridgeport, CT shall expire March 4, 2024.**

#24-07 2925 (aka 2929) Fairfield Avenue – Seeking a certificate of location approval to permit the establishment of a café restaurant with a consumer bar liquor permit in the MX1 zone.

**** COMMISSIONER DORGAN MOVED TO APPROVE #24-07**

REASONS:

1. The use is similar to others uses in the area.
2. There is no adverse impact to the neighborhood.

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

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS

There was no additional business to consider at this time.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

(OB-1) 1085 Main St. – Discussion of temporary panels during construction.

There was discussion on the temporary panels and Mr. Bouchard noted there was nothing in the regulations relative to the use of plywood materials.

APPROVAL OF MINUTES

• January 29, 2024 Regular Meeting

Chairman Riley noted that his first name was misspelled as Melvin not Melville.

**** COMMISSIONER MORTON MOVED TO APPROVE THE MINUTES OF THE JANUARY 29, 2024 MEETING AS AMENDED WITH CORRECTION NOTED.**

**** COMMISSIONER DORGAN SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER DORGAN MOVED TO ADJOURN.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,
Telesco Secretarial Services.

City of Bridgeport
Zoning Board of Appeals
Regular Meeting
February 26, 2024