



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MAY 30, 2023**

45 Lyon Terrace  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
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**ATTENDANCE:** Mel Riley, Chair, Robert Morton, Robert Filotei, Cesar Cordero, Jackie Martoral, Johanna Dorgan, Kyle LaBuff

**OTHERS:** Paul Boucher, Zoning Official; Jackson Strong, Design Coordinator; Atty. Russ Liskov

**CALL TO ORDER**

Commissioner Riley called the meeting to order at 6:22 p.m. A quorum was present.

**(23-23) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council for the ground lease & development of city-owned parcels for a Mt. Growmore hydroponic container farm and a community wellness center at the addresses of 329 Central Avenue, 118 & 124 Suggetts Lane, and 128 Trowel Street.**

Mr. Coleman, the OPED Deputy director, came forward and introduced Mr. Keith Williams and Ms. Deb Lyons of the East End NRZ. Mr. Coleman said that this was an opportunity to right a wrong. He gave a brief summary of the history of the project over the years.

Ms. Lyons came forward to speak about the program. They have been working on this project for many years.

**\*\* COMMISSIONER MORTON MOVED TO APPROVE A FAVORABLE RECOMMENDATION FOR AGENDA ITEM (23-23) 8-24 REFERRAL – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE GROUND LEASE & DEVELOPMENT OF CITY-OWNED PARCELS FOR A MT. GROWMORE HYDROPONIC CONTAINER FARM AND A COMMUNITY WELLNESS CENTER AT THE ADDRESSES OF 329 CENTRAL AVENUE, 118 & 124 SUGGETTS LANE, AND 128 TROWEL STREET.**

**\*\* COMMISSIONER DORGAN SECONDED.**

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

## CONTINUED BUSINESS

**C-1 (23-19) 537 Seaview Ave. – Petition of Barnum Landing, LLC – Seeking a modification to the August 31, 2015, previously approved development plan and existing coastal site plan approval in the RX2 zone and coastal area.**

Atty. Liskov came forward and requested that the Commission enter into executive Session due to pending litigations.

**\*\* COMMISSIONER CORDERO MOVED TO ENTER INTO EXECUTIVE SESSION TO CONSULT WITH THE COMMISSION'S COUNSEL.**

**\*\* COMMISSIONER MORTON SECONDED.**

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

The Commissioners and Atty. Liskov entered into Executive Session to consult with legal counsel at 6:28 p.m. They returned to public Session at 6:44 p.m. No actions were taken or motions made during Executive Session.

Atty. Brian McCann of Pulman and Comley came forward and stated that he was present to represent the applicant. He said that they had discussed many of the details previously. There were questions about the set back. Atty. McCann said that he had submitted a document on April 26th regarding the setbacks. He proceeded to give the details contained in that document.

Commissioner Riley said that this was the reason they had continued the hearing.

Commissioner Filotei asked about the planting plans. Atty. McCann submitted a document to the Commissioners regarding this. He said that they would accept the previously

Commissioner Riley asked if there was anyone in favor of the item. No one came forward. Commissioner Riley then asked if there was anyone present in opposition to this item. Hearing none, Commissioner Riley closed the hearing on Agenda Item C-1 (23-19) 537 Seaview Avenue.

## DEFERRED BUSINESS

**D-1 (23-08) 2600 Madison Ave. – Petition of SIMCOVE, LLC – Seeking a special permit and a site plan review to allow a self-storage facility in the previous retail supermarket building in the MX2 zone.**

Atty. Pat Sullivan came forward and said that the applicant would like to continue this item to the June. Commissioner Riley reminded her that they had 65 days to complete this application presentation.

There were approximately 17 people in the audience holding up signs reading "NO STORAGE UNITS".

**(23-22) 445 Grant St. and 26 Judson Pl. – Petition of Axela Construction – Seeking a special permit and site plan review approval for a 43-space surface parking lot associated with an existing healthcare facility located at 425 Grant Street in the RX2 zone.**

Atty. Pat Sullivan came forward and presented the application. The parking lot is located across the street from the facility.

Commissioner Riley asked if there was anyone present to speak in favor of the application. No one came forward. Commissioner Riley then asked if there was anyone present who wished to speak in opposition to the application.

Vera and Nelson Colon of 36 Jackson Place came forward and said that when the building was demolished, the area became an open field. Ms. Colon said that she would like to have a privacy fence.

Mr. Dave Figuero came forward and said that his property was located right next to his property. He was concerned about where the entrance to the parking lot would be.

**RECESS**

Commissioner Riley announced a recess at 7:03 p.m. Commissioner Riley reconvened the meeting at 7:07 p.m.

Mr. Figuero said that the entrance to the parking lot would be next to his property. Mr. Boucher displayed a site map of the parcel and indicated where Mr. Figuero's property was located.

Commissioner Riley asked if there was anyone else present who would like to speak either for or against the application. Hearing none, Commissioner Riley closed the hearing on Agenda Item 23-22, 445 Grant Street and 26 Judson Place.

Commissioner Riley announced that the Public Hearing portion of the meeting was closed at 7:10 p.m.

**DECISION SESSION.**

**C-1 (23-19) 537 Seaview Ave. – Petition of Barnum Landing, LLC – Seeking a modification to the August 31, 2015, previously approved development plan and existing coastal site plan approval in the RX2 zone and coastal area.**

**\*\* COMMISSIONER MORTON MOVED TO ACCEPT AGENDA ITEM C-1 (23-19) 537 SEAVIEW AVE. – PETITION OF BARNUM LANDING, LLC – SEEKING A MODIFICATION TO THE AUGUST 31, 2015, PREVIOUSLY APPROVED DEVELOPMENT PLAN AND EXISTING COASTAL SITE PLAN APPROVAL IN THE RX2 ZONE AND COASTAL AREA AS A MODIFICATION.**

**\*\* COMMISSIONER MARTORAL SECONDED.**

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

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE AGENDA ITEM C-1 (23-19) 537 SEAVIEW AVE. – PETITION OF BARNUM LANDING, LLC – SEEKING A MODIFICATION TO THE AUGUST 31, 2015, PREVIOUSLY APPROVED DEVELOPMENT PLAN AND EXISTING COASTAL SITE PLAN APPROVAL IN THE RX2 ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. A LANDSCAPING PLAN IS TO BE SUBMITTED AS PART OF THE BUILDING PERMITTING PROCESS.**
- 2. A FUTURE WATER TAXI USE LOCATION IS TO BE INCORPORATED INTO THE SITE PLANS AS PART OF THE BUILDING PERMITTING PROCESS.**

**FOR THE FOLLOWING REASONS:**

- 1. THE FERRY TERMINAL BUILDING MEETS THE PREVAILING SETBACK ALONG THE LONG ISLAND SOUND WATERFRONT AS EVIDENCED BY OTHER USES AND BUILDINGS ABUTTING THE WATERFRONT.**
- 2. THE MODIFICATIONS ARE IN COMPLIANCE WITH THE DEEP REQUIREMENTS AND RECOMMENDATIONS.**

**\*\* COMMISSIONER MORTON SECONDED.**

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

**D-1 (23-08) 2600 Madison Ave. – Petition of SIMCOVE, LLC – Seeking a special permit and a site plan review to allow a self-storage facility in the previous retail supermarket building in the MX2 zone.**

**\*\* COMMISSIONER MORTON MOVED TO CONTINUE AGENDA ITEM D-1 (23-08) 2600 MADISON AVE. – PETITION OF SIMCOVE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO ALLOW A SELF-STORAGE FACILITY IN THE PREVIOUS RETAIL SUPERMARKET BUILDING IN THE MX2 ZONE TO JUNE 26, 2023.**

**\*\* COMMISSIONER CORDERO SECONDED.**

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

**(23-22) 445 Grant St. and 26 Judson Pl. – Petition of Axela Construction – Seeking a special permit and site plan review approval for a 43-space surface parking lot associated with an existing healthcare facility located at 425 Grant Street in the RX2 zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (23-22) 445 GRANT ST. AND 26 JUDSON PL. – PETITION OF AXELA CONSTRUCTION – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL FOR A 43-SPACE SURFACE PARKING LOT ASSOCIATED WITH AN EXISTING HEALTHCARE FACILITY LOCATED AT 425 GRANT STREET IN THE RX2 ZONE WITH THE FOLLOWING CONDITIONS:**

- **A PRIVACY FENCE BUFFER IS TO BE INSTALLED ALONG THE NORTH AND EAST PROPERTY BOUNDARY IN ACCORDANCE WITH SECTION 7.110.4(C).**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROPOSAL WILL ALLEVIATE SOME OF THE ON-STREET PARKING CONGESTION.**
- 2. THERE IS A COMMUNITY NEED FOR THE INTENDED USE.**
- 3. THE USE MEETS THE SPECIAL PERMIT APPROVAL AND REVIEW CRITERIA OF SECTION 11.50.6(A) AND THE SITE PLAN REVIEW CRITERIA OF SECTION 11.70(C).**

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

**\*\* COMMISSIONER MARTORAL SECONDED.**

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

### **OTHER BUSINESS**

There were no additional items to consider at this time.

**CONSENT AGENDA**

There were no additional items to consider at this time.

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

There were no additional items to consider at this time.

**APPROVAL OF MINUTES**

- **April 24, 2023**

**\*\* COMMISSIONER FILOTEI MOVED THE MINUTES OF THE APRIL 24, 2023 MEETING AS SUBMITTED.**

**\*\* COMMISSIONER DORGAN SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE APRIL 24, 2023 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER MORTON MOVED TO ADJOURN.**

**\*\* COMMISSIONER CORDERO SECONDED.**

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

The meeting adjourned at 7:16 p.m.

Respectfully submitted,

Telesco Secretarial Services