

# Agenda

---

The City of Bridgeport  
Planning & Zoning Commission  
**Wednesday, October 11, 2023 at 6:15 pm**  
In City Hall, 45 Lyon Terrace, Bridgeport CT

## DEFERRED BUSINESS

**D-1 (23-25) 3369 & 3375 Fairfield Ave.** – Petition of Nutmeg Southwest JV, LLC – Seeking a certificate of location approval for a cannabis sales retail establishment in the MX1 zone.

## NEW BUSINESS

**(23-28) 19 Infield St.** – Petition of Pro Tech Home, LLC – Seeking a special permit and a site plan review approval to construct a 2-family dwelling in the N2 zone.

**(23-29) 280 Trumbull Ave.** – Petition of Michael Oh – Seeking a special permit and a site plan review approval to allow a home business for an attorney's office on the first floor in the N2 zone,

**(23-32) 152 Princeton St.** – Petition of T&N Properties, LLC – Seeking a site plan review and a coastal site plan review approval for a 6-unit residential apartment building in the NX1 zone and coastal area.

**(23-33) 815 Lafayette Blvd.** – Petition of Outfront Media, LLC – Seeking a special permit and site plan review approval for the replacement of a static outdoor advertisement sign with an electronic message display at a 69-foot height and 672-sq. ft. per face at an 18-degree angle in the DX2 zone.

**#1 (23-39) 377 Woodlawn Ave.** – Petition of FG New Home Construction, LLC – Seeking an approval for a 3-lot subdivision and a site plan review in the N2 zone. **(Requested a deferral to October 30, 2023)**

**#2 (23-36) 108 & 114 Evergreen St.** – Petition of Tarantino's Landscaping, LLC – Seeking an approval for a zone change of the 2 parcels from the CX zone to the I zone.

**#3 (23-35) 10 Roosevelt St.** – Petition of Roosevelt Properties, LLC – Seeking an approval for a zone change from the NX2 zone to the I zone.

**#4 (23-34) 1755 Stratford Ave. & 24 Waterman St.** – Petition of Eighteen Forty-One Stratford Ave, LLC – Seeking an approval to change the parcel with the accessory parking for the apartment building from NX2 to RX1 and combine the two lots into one lot in the RX1 zone.

**#5 (23-37) 142 River St.** – Petition of MGT, LLC – Seeking an approval for a zone change from the CX zone to the I zone.

**(23-38) Text Amendments & Corrections** – Petition of the Office of Planning & Economic Development (OPED) – Seeking 24 miscellaneous corrections and amendments to correct inconsistencies and provide clarity to the current City of Bridgeport Zoning Regulations.

**(end of public hearing)**

## CITY BUSINESS

**(23-30) 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 acquisition of certain chronically vacant and blighted properties in the "Hollow"

Neighborhood Revitalization Zone (NRZ), generally located across from **Nanny Goat Park and across from St. Raphael's Elementary School.**

**(23-31) 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 acquisition of certain chronically vacant and blighted property located within the “South End” Neighborhood Revitalization Zone (NRZ), located generally proximate to the **University of Bridgeport campus and the new Bassick High School campus.**

**(23-40) 8-24 Referral** – Petition of the Department of Public Facilities – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council for the installation of cellular antennas on a light tower and a 10' x 15', fenced equipment area at Kennedy Stadium.

**(23-41) 8-24 Referral** – Petition of the Department of Public Facilities – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council for the installation of a water pumping station on 9.640-sq. ft. on the Fairchild Wheeler Golf course along Jefferson Street.

**OTHER BUSINESS**

**CONSENT AGENDA**

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

**APPROVAL OF MINUTES**

**ADJOURNMENT**

The applications & plans for all the above-described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected between the business hours of 9am – 4pm, Monday through Friday.

MELVILLE T. RILEY, JR., ACTING CHAIRMAN