

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, October 27, 2014 at 6:45pm**  
In City Hall Council Chambers

A public hearing of the Planning & Zoning Commission of the City of Bridgeport, CT will be held in the City Council Chambers, 45 Lyon Terrace, Bridgeport, relative to the following:

## CITY BUSINESS

**(14-69) Amendment** – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the West End Municipal Development Plan and specify that the block bounded by Cherry St., Hancock Ave., Railroad Ave., and Howard Ave. be slated for acquisition by the City of Bridgeport.

**(14-65) Text Amendment** – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the maximum height of buildings in the R-AA, R-B, and R-BB zones to add a footnote to Table 3 exchanging the “28’ mid-point” requirement to “2 ½ stories”.

## DEFERRED BUSINESS

**D-1 (14-59) 255 (aka 205) Bostwick Ave.** – Petition of Bridgeport Bioenergy Facility, Inc. – Seeking a special permit, site plan review, and coastal site plan review to permit the construction of an anaerobic digestion facility in an I-L zone and coastal area.

**D-2 (14-61) 28 Hill St.** – Petition of Anthony Julian Railroad Construction Co., Inc. – Seeking a special permit, site plan review and coastal site plan review to permit the establishment of a stone manufacturing and processing contractor’s facility in an I-L zone and coastal area.

**D-3 (14-62) 252 Hallett St.** – Petition of Crescent Crossings, LLC – Seeking a modification of a special permit approved by the Planning & Zoning Commission on 05/27/14 from the approved 93 units in 6 residential buildings to the proposed 177 units in 13 residential buildings in an R-C zone and coastal area.

## NEW BUSINESS

**(14-66) 2155 Commerce Dr.** – Petition of One Commerce Drive, LLC – Seeking a coastal site plan review to permit the construction of a 18,752 sq. ft. 2-story commercial building in an I-L zone and coastal area.

**(14-67) 900 Housatonic Ave.** – Petition of T.F. Holdings, LLC – Seeking a special permit, site plan review, and a coastal site plan review to permit the storage of steel materials, cranes, construction equipment, and trailers in an I-L zone and coastal area.

**(14-68) 3115, 3129, 3135 Fairfield Ave & 704 Courtland Ave.** – Petition of 3115 Fairfield Avenue, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 4-story, 43-unit apartment building in an OR zone and coastal area.

### **TABLED BUSINESS**

**T-1 (14-56) Zone/Map Change** – Petition of the Planning & Zoning Commission – Requesting the adoption of map changes of the former Father Panik Village site from the R-C to the NCVD zone for properties bounded by Crescent Ave. to the north; Waterview Ave. to the east; Martin Luther King Dr. to the south, and Hallett St. to the east.

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

### **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 during business hours, 9am -12pm and 1-5pm **(Closed 12-1pm)** Monday thru Friday.

CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
Mel T. Riley – Acting Chairperson