

AGENDA

City of Bridgeport
Planning & Zoning Commission
Monday, February 24, 2014 at 6:45pm
In City Hall Council Chambers

CITY BUSINESS

(14-01) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale of 17 (seventeen) city-owned parcels.

(14-02) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale of 35 (thirty-five) city-owned parcels.

(14-06) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the lease of city-owned land at 350 Waldemere Ave.

(14-17) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the lease of city-owned land at 45 Lyon Terrace (rear lot).

D-1 (13-68) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend Tables 2a, & 4a of the Zoning Regulations to permit an as-of-right matter for ferry passenger terminals in an MU-LI zone and coastal area.

DEFERRED BUSINESS

D-2 (13-73) 3715 Main St. – Petition of D&B Wellness, LLC – **WITHDRAWN on 02/12/14**

D-3 (14-04) 76 Glenwood Ave. – Petition of 76 Glenwood Avenue, LLC – Seeking a special permit, site plan review, and under Sec. 14-54 of the CT General Statutes and Sec. 12-2 of the Zoning Regulations for a certificate of approval of location and the issuance of a used car dealership license in the existing commercial building in an OR-G zone.

NEW BUSINESS

(14-09) 177 & 189 State St. – Petition of Forstone McLevy, LLC – Seeking a coastal site plan review to permit renovation of the existing commercial/office building into retail and 4-story residential use in a DVD-CORE zone.

(14-11) 240 (aka 139) Ocean Terrace – Petition of the City of Bridgeport School Building Committee – Seeking a special permit, site plan review, and a coastal site plan review to permit the construction of a new state-of-the-art elementary school in an R-C zone and coastal area.

(14-12) 5060 Park Ave. – Petition of Sacred Heart University, Inc – Seeking a site plan review to permit the construction of a 3-story, 2,999 sq. ft. student learning center in an R-A zone.

(14-13) 3885 Main St. – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a site plan review to permit the installation of antennas and rooftop cellular equipment in an OR-R zone.

(14-14) 299 Wordin Ave. & 1087 Railroad Ave. – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a site plan review to permit the installation of antennas and rooftop cellular equipment in an MU-LI zone.

(14-15) 2181 Main St. – Petition of D&B Wellness, LLC – Seeking a special permit and site plan review to permit the establishment of a medical marijuana dispensary in the proposed holistic care clinic in the existing commercial building in an OR-R zone.

(14-16) 1815 State St. – Petition of Concrete Encounter/Jeff Kuryluk – Seeking a special permit and a site plan review to permit the establishment of a low impact manufacture facility with related business offices in the existing industrial building in an I-L zone.

CONSENT AGENDA

(CA-1) 170 Herbert St. – Petition of Byrne Woodworking – Requesting an extension of time for a petition approved by the Planning & Zoning Commission on 5/28/13 for a woodworking shop in an I-L zone and coastal area.

(CA-2) 843 – 845 Connecticut Ave. – Petition of Bethel Pentecostal – Requesting a **2nd** extension of time for a petition approved by the Planning & Zoning Commission on 01/30/12 for the expansion of the existing house of worship in an R-C zone.

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

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