

AGENDA

City of Bridgeport
Planning & Zoning Commission
Monday, September 29, 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

(14-63) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the lease of a city-owned parcel at **236 Evergreen St.**

(14-64) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the acquisition and disposition of property in the west end redevelopment area **(62 & 80 Cherry St. and 1325 & 1341 Railroad Ave.)**

(14-51) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend Sec. 6.3.7 by adding “high impact uses in the I-L zone only”.

(14-52) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend Table 2.a to permit agricultural/farming as permitted (“P”) use in the MU-LI zone

(14-53) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend Article 10 and Tables 2.b, 4.b and 4.h to include the NCVD zone.

(14-54) Zone/Map Change – Petition of the Planning & Zoning Commission – Requesting the adoption of west side of downtown map changes from the MU-LI , R-C and OR to the NCVD zone for properties bounded by Washington Ave. and a portion of block 919 to the north, State Highway 8 and Myrtle Ave. to the east, portions of blocks 919, 950 and Hanover St. to the south and portions of blocks 1155, 1145, and Park Ave. to the west.

(14-55) Zone/Map Change – Petition of the Planning & Zoning Commission – Requesting the adoption of south end map changes from the R-B, R-C and OR to the NCVD and R-B zones for properties bounded by Austin St., Railroad Ave., Whiting St. to the north; Broad St. and Main St. to the east; University Ave. and portions of blocks 531 and 532 to the south and Myrtle Ave. and Warren St. to the west.

(14-56) Zone/Map Change – Petition of the Planning & Zoning Commission – Requesting the adoption of map changes of the former Father Panic 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.

(14-57) Zone/Map Change – Petition of the Planning & Zoning Commission – Requesting the adoption of map changes (Marina Village area) from the R-C, MU-LI, and OR-G to the NCVD and R-C zones for properties bounded by South Ave. and I-95 to the north; West Ave. and a portion of block 125 to the east; a portion of block 125 and Johnson St. to the south and a portion of block 401 and Railroad Ave. to the west.

NEW BUSINESS

(14-58) 533-541 Central Ave. – Petition of Haimergi Management Co. & Rusty Oxer, Inc. – Seeking a site plan review and a coastal site plan review to permit the issuance of a DMV general repairers license mandated by the State of CT Department of Transportation for the maintenance of Rusty Oxer, Inc fleet of vehicles (only) in an R-BB zone and coastal area.

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

(14-60) 1860 Park Ave. – Petition of Torise Baker – Seeking a site plan review to permit the establishment of a professional tax and accounting firm in an R-A zone.

(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 a I-L zone and coastal area.

(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.

CONSENT AGENDA

(CA-1) 1481 (aka 1475) Noble Ave. – Petition of Primrose Companies Realty, LLC – Requesting an extension of time on a special permit approved by the Planning & Zoning Commission on 08/26/13, which permitted the construction of a 16-unit, 1-bedroom apartment house for the elderly 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 -12pm and 1-5pm (**Closed 12-1pm**) Monday thru Friday.

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