

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, July 27, 2015 at 6:45pm**  
In the City Hall Common Council Chambers

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

## CONTINUED BUSINESS

**C-1 (15-39) 412 Housatonic Ave.** – Petition of the Southern Connecticut Gas Company – Seeking a site plan review and a coastal site plan review to permit the construction of a 600 sq. ft. natural gas metering and recycling facility in a portion of the existing sand and gravel property in an MU-LI zone and coastal area.

## CITY BUSINESS

**(15-40) 595 Madison Ave.** – 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 proposed **lease** of property at 555-595 Madison Ave. (formerly known as the North End Boys & Girls Club) in an R-B zone.

**(15-42) 138 Clifford St.** – 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 proposed **sale** of property known as 138 Clifford St. in an R-BB zone.

## NEW BUSINESS

**(15-43) 567 Seaview Ave.** – Petition of the Bridgeport & Port Jefferson Steamboat Co., Inc. – Seeking a site plan review and a coastal site plan review to permit the construction of a ferry terminal and dock, retail/office building, and a marine repair facility in an MU-LI zone and coastal area.

**(15-44) 210 Boston Ave.** – Petition of American Steakhouse – Seeking a special permit and a site plan review to permit the installation of an on-premises identification roof sign at the existing restaurant facility in an OR-G zone.

**(15-45) 750 & 800 South Ave.** – Petition of Future Health Care Systems CT, Inc. – Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a 22,400 sq. ft. medical waste processing operation in the existing industrial building in an I-L zone and coastal area.

**(15-46) 355, 363 & 387 Warren St.** – Petition of Myung Jin Inc. – Seeking a special permit and a site plan review to permit the establishment of a restaurant and brew pub with a full-service liquor permit, live music entertainment and a dining patio in a portion of the existing industrial building containing a newspaper distribution service in an OR-G zone.

**(15-47) 515 West Ave.** – Petition of Westend Development, LLC – Seeking a special permit and a site plan review to permit the construction of a 48-unit apartment building with ground floor retail businesses in an NCVD zone.

### **CONSENT AGENDA**

**(CA-1) 141 Anchorage Dr.** – Petition of the LandTech – Seeking an extension of time for an approved coastal site plan review to expire July 21, 2015.

**(CA-2) 2622 Fairfield Ave.** – Petition of Eugene’s Green Garage – Seeking under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a DMV general repairer’s license and a used car dealership under new ownership and continue the display, sale and repair of used motor vehicles in an OR 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