

AGENDA

City of Bridgeport
Planning & Zoning Commission
Monday, April 25, 2016 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:

CITY BUSINESS

(16-26) 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 Common Council of the City of Bridgeport for the disposition of a city-own parcel located at **134 Logan St.** in an R-BB zone.

(16-22) 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 Common Council of the City of Bridgeport for the disposition of a city-own parcel located at **48 Trowel St.** in an R-BB zone.

NEW BUSINESS

(16-23) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2 (definitions) and Table 6.4.5, that nonprofit religious institutions be permitted to lease kitchen facilities for limited commercial use to small food based local businesses.

(16-18) 1 Atlantic St. – Petition of PSEG Power Connecticut, LLC – Seeking a site plan review and a coastal site plan review to permit the placement of a new fuel storage tank and the elimination of seven (7) existing fuel storage tanks and site remediation at the existing power plant in an I-H and I-L zones and coastal area.

(16-19) 40 Logan St. – Petition of Shauna-Marie Lopes – Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a banquet hall facility in the existing warehouse in an I-L zone and coastal area.

(16-20) 1077 Huntington Tpke – Petition of Robert DiScala – Seeking a site plan review to permit the establishment of a professional single office use in the existing 1-family dwelling in an R-A zone.

(16-21) Text Amendment – Petition of Michael DeFilippo – Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to

require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers. Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport.

(16-24) 1285 Boston Ave. – Petition of General Electric Company – Seeking a **change of zone** from R-C to I-L (Block 1901, Lot 1) beginning at a $\frac{3}{4}$ " rebar found, S 74°10'46" E a distance of 437.95' to a GE medallion monument found, thence the following courses and distances: N 74°10'46" W a distance of 376.36' to a point; thence N 20°19'25" E a distance of 302.16' to a point; thence S 72°31'18" E a distance of 136.37' to a point; Thence S 73°41'08" E a distance of 63.35' to a GE medallion monument found; thence S 74°02'32" E a distance of 153.57' to a concrete monument found; thence S 15°56'04" W a distance of 296.37' to a $\frac{3}{4}$ " rebar found; being the point and place of beginning; Said area contains 108,634.41 sq. ft. or 2.49 acres +/- . Also seeking a **text amendment** of Sec. 11-3-4-a, to include additional landscaping standards for lots abutting a residential zone.

(16-25) 3171 Fairfield Ave. – Petition of MMO Associates, LLC - Seeking a special permit and a site plan review to permit the addition of live entertainment, consisting of small 3-piece bands, karaoke and DJs in the existing full service restaurant with a patio for dining in an OR zone.

OTHER BUSINESS

(OB-1) 62&80 Cherry St., 1325-1341 Railroad Ave., 375-437 Howard Ave. – Petition of Bhagya Realty Holding, LLC – Seeking a 1-year extension of time for a special permit approval that expired on 05/19/15.

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 – 5pm Monday thru Friday.

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