

AGENDA

City of Bridgeport
Planning & Zoning Commission
Tuesday, May 31, 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:

DEFERRED BUSINESS

D-1 (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.

CONTINUED BUSINESS

C-1 (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.

C-2 (16-24) Text Amendment (1285 Boston Ave.) – Petition of General Electric Company – Seeking a text amendment of Sec. 11-3-4-a, to include additional landscaping standards for lots abutting a residential zone.

NEW BUSINESS

(16-29) 1285 Boston Ave. – Petition of General Electric International, Inc – Seeking a special permit and a site plan review to permit the establishment of a solar panel system facility on a 3.21 acre portion of a 59.31 acre site (to provide electricity for the proposed public high school which will be located on the adjacent property) in an I-L zone.

(16-27) 118 – 124 Lindley St. – Petition of 118 Lindley, LLC – Seeking a special permit, site plan review and a coastal site plan review to permit the construction of a 4,890 sq. ft. open floor plan industrial garage/warehouse in an I-L zone and coastal area.

(16-28) 2478 East Main St. – Petition of Julia Chuchucu – Seeking to convert the existing take-out restaurant into a 24-seat eat in/take-out restaurant in an OR zone.

(16-30) 221 & 223 Jefferson St. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a coastal site plan review to permit the construction of a side-by-side 2-family in an R-BB zone.

(16-31) 65 & 69 Sylvan Ave. – Petition of Sylvan Avenue Associates, Limited Partnership – Seeking to grant under Sec. 14-4 of the CT General Statutes an amended Certificate of Approval of location for the storage of new motor vehicles in conjunction with the new car dealership located at 60 North Avenue in an I-L zone.

(16-32) 62 Coleman St. – Petition of Coleman St. Developers, LLC - Seeking a modification of the approval plan of development of the parking area and landscaping at the existing residential facility in an R-B zone.

(16-33) Zone Change (255 Kossuth St.) – Petition of Bridgeport Jai Alai Associates – Seeking a **change of zone** from OR-G to DVD-WF (Block 804, Lot 1X) beginning at a point being the southwesterly street corner of Noble Avenue and Pulaski Street; thence running along the westerly street line of Noble Avenue on a bearing of S 03° 56' 50" W and a distance of 299.04'; thence running along the southerly street line of Noble Avenue on a bearing S 83° 35' 50" E and a distance of 506.92'; thence running on the westerly street line of Kossuth Street on the following courses: on a bearing S 04° 03' 52" W and a distance of 427.28'; thence running on a curve to the left consisting of a arc length of 229.14', a radius of 205.00', a delta angle of 64° 02' 29", a chord bearing of S 27° 57' 23" E, and a chord length of 217.39'; thence running on a curve to the right consisting of an arc length of 173.71', a radius of 150.00', a delta angle of 66° 21' 03", a chord bearing of S 26° 48' 05" E and a chord distance of 164.16'; thence running on bearing of S 06° 22' 26" W and distance of 285.03'; thence running along a curve to the right consisting of an arc length of 138.23', a radius of 220.47' a delta angle of 35° 55' 18", a chord bearing of S 24° 20' 38" W, and a chord distance of 135.97'; thence running on a curve to the left consisting or an arc length of 177.88', radius of 271.66' a delta angle of 37° 30' 59", a chord bearing of S 23° 32' 46" W, a chord distance of 174.72'; thence running along the property now or formerly The City of Bridgeport on the following courses: on a bearing of N 78° 04' 00" W and a distance of 79.70'; thence running a bearing of N 85° 56' 23" W and a distance of 4.34'; thence running on a bearing of N 77° 27' 00" W and a distance of 461.47'; thence running along the easterly line of the United States bulkhead line of the Pequonnock River on the following courses: on a bearing of N 05° 14' 33" E and a distance of 713.44'; thence running of a bearing of N 13° 44' 43" W and a distance of 545.00'; thence running on a bearing of N 27° 59' 04" W and a distance of 124.88'; thence running along the property now or formerly The State of Connecticut, AMTRAK – Metro North Railroad on the following courses: on a bearing of N 30° 00' 35" E and a distance of 191.91'; thence running on a bearing of N 35° 28' 03" E and a distance of 72.07'; thence running along the southerly street line of Pulaski Street on a bearing of S 83° 42' 04" E and a distance of 46.81' to the point or place of beginning. The herein described contiguous parcels contain 788,371.03 SF or 18.1 Acres.

CONSENT AGENDA

(CA-1) 14 (aka 10) RIVER STREET – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a DMV Junkyard License in an I-L zone and coastal area.

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