

AGENDA

City of Bridgeport
Planning & Zoning Commission
Monday, June 27, 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

(16-40) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statutes a favorable recommendation to the City of Bridgeport Council for the sale of eight (8) City-owned parcels **(167 Steuben St./95 Gilmore St., 156 Clarence St., 321 Remington St., 398 Waterview Ave., 408 Waterview Ave., 420 Waterview Ave.; 39 Carroll Ct., 1 Buena Wy.)**

(16-41) 8-24 Referral – Petition of the Office of the City Attorney – Requesting under Sec. 8-24 of the Connecticut General Statutes a favorable recommendation to the City of Bridgeport Council to grant the United Illuminating Company temporary/permanent easements to construct monopoles proposed on designated City-owned properties on **Bishop Ave., Waterview Ave., Crescent Ave., East Main St., Seaview Ave., Barnum Ave. and other City-owned properties that may be part of the project.**

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, to permit the leasing of commercial kitchen facilities within houses of worship and other non-profit agencies, which are not located in residential or industrial zones for limited commercial use to small food based local businesses.

C-2 (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). The parcels contain 788,371.03 SF or 18.1 Acres. **(DECISION ONLY)**

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.

NEW BUSINESS

(16-34) 171 – 173 Deforest Ave. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a site plan review and coastal site plan review to permit the construction of a side-by-side, 2-family dwelling in an R-BB zone and coastal area.

(16-36) 3710 & 3758 Main St. & 611 Beechmont Ave. – Petition of United Investments, LLC – Seeking a special permit and a site plan review to permit the construction of a 1-story, 3,000 sq. ft. addition to the existing retail building in an OR-R zone.

(16-37) 306 Canfield Ave. – Petition of NAI Entertainment Holdings, LLC – Seeking a special permit and a site plan review to permit the dispensing of alcoholic beverages and the issuance of a café liquor permit in the existing multi-screen movie theatre in the R-CC zone and coastal area.

(16-38) 101 & 111 Boston Ave. – Petition of 101 Boston Avenue, LLC & 111 Boston Avenue, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 2-story, 4,726 sq. ft. commercial/office building with 9 off-street parking spaces in an OR-G zone.

(16-39) 921 – 923 Briarwood Ave. – Petition of Chalon Bonhomme – Seeking a special permit and a site plan review to legalize the conversion of a 2-family home into a 3-family home with 5 off-street parking spaces in an R-A zone.

CONSENT AGENDA

(CA-1) 371 Orange St. – Petition of FLR Automotive, LLC – 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 the continued use of the existing used car dealership and the issuance of license under new ownership in an I-L 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 between the business hours of 9am – 5pm Monday thru Friday.

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