

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, November 28, 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

**(16-63) 8-24 Referral** – Petition of the Office of Planning & Economic Development's (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 59 Highland Ave, 268 Putnam St, 280 Grandview Ave and lease of 156 North Washington Ave. #7.**

**(16-64) 8-24 Referral** – Petition of the Office of Planning & Economic Development's (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 120, 148, 160 & 174 Bishop Ave.**

## CONTINUED BUSINESS

**C-1 (16-47) 15 Grant St.** – Petition of Miriam DeJesus – Seeking a special permit and a site plan review to reestablish a used car dealership and issuance of a used car dealership license in one half (5,000 sq. ft.) of the existing building and reestablish a motor vehicle recycling and disassembly business in the remaining 5,000 sq. ft. of building space in an I-L zone.

## DEFERRED BUSINESS

**D-1 (16-52) 1671 Fairfield Ave.** – Petition of Edwin Lau d/b/a A+ Auto Service – Seeking a revised certificate of approval of location to establish a used car dealership and the upgrade of a general repair license to a used car dealership in the existing commercial building in an I-L zone.

**D-2 (16-53) Text Amendment** – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2, Sec 2-2 definitions and Table 6, Sec. 6-4-5 religious institutions relating to the use of commercial kitchens by special permit located within houses of worship in office retail and downtown zones.

**D-3 (16-54) 35 – 69 Benham Ave.** – Petition of Benham Avenue, LLC – Seeking an adaptive reuse under Sec. 12-15 and a special permit and a site plan review to permit the conversion of the existing industrial building into a mixed-use building having light industrial and warehousing on the 1<sup>st</sup> floor and 36 residential units on the 2<sup>nd</sup> floor in an R-B zone.

## NEW BUSINESS

**(16-55) 317 Mountain Grove St.** – Petition of Mountain Grove, LLC – Seeking special permit and a site plan review to legalize several uses within the existing industrial building manufacturing, wholesale trade, warehousing and industrial service in an I-L zone.

**(16-56) 650 Brooklawn Ave.** – Petition of 19<sup>th</sup> Hole Restaurant, Inc. – Seeking a special permit and site plan review to legalize the two (2) pool tables in the existing full service restaurant in an OR zone.

**(16-57) 510 East Main St.** – Petition of El Coquito, LLC – Seeking a special permit and a site plan review to convert the existing fast food take-out restaurant into a full service restaurant and the issuance of a (service bar) restaurant liquor license in an OR zone.

**(16-58) Text Amendment** – Petition of Three Corners, LLC – Seeking to amend the liquor regulations of Sec. 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek a special permit and a site plan review.

**(16-59) 1044 Brooklawn Ave.** – Petition of Three Corners, LLC – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an OR zone.

**(16-60) Text Amendment (740 Stratford Ave & 837 Seaview Ave)** – Petition of Seaview Bridgeport, LLC – Seeking to amend Table 2.A to permit "Vehicle Service Facilities", including car wash and gasoline stations, in the MU-W zone.

**(16-61) 740 Stratford Ave & 837 Seaview Ave.** – Petition of Seaview Bridgeport, LLC – Seeking General Development Plan approval and Coastal Site Plan review in connection with a proposal to construct a retail and commercial development to include a grocery store, retail, restaurants, movie theater, entertainment venues, car wash and gasoline station, as well as a publicly accessible harbor walk and fishing pier and related parking and site improvements. The subject property consists of the northern 28+/- acre portion of property currently owned by the City of Bridgeport Port Authority and located in the MU-W zone. Said property is bordered by Yellow Mill Pond to the west, Stratford Avenue to the north, Seaview Avenue to the east and property n/f owned by the City of Bridgeport Public Works and City of Bridgeport Port Authority to the south.

**(16-62) 2475 Fairfield Ave.** – Petition of Monaco Motorsports, LLC, d/b/a Redline Restorations, LLC – Seeking a special permit and a site plan review and under Sec. 14-54 of the CT General Statutes and Sec. 12-2 of the Zoning regulations an approval of location for an automotive restoration business and the issuance of a used car dealership motor vehicle license in an OR zone.

## **CONSENT AGENDA**

**CA-1 2316 Fairfield Ave.** – Petition of Altezza, 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 a used car dealership and general repairer's license 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 between the business hours of 9am – 5pm Monday thru Friday.

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