

# AGENDA

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The City of Bridgeport  
Planning & Zoning Commission  
**Monday, April 30, 2018 at 6:30pm**  
In the City Hall Common Council Chambers

The City of Bridgeport Planning & Zoning Commission will hold a public hearing relative to the following:

## CITY BUSINESS

**C-1 (17-44) Text Amendment** – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

**(18-18) Text Amendment** – Petition of the Office of Planning & Economic Development (OPED) – Seeking to amend the City of Bridgeport Zoning Regulations with Sec. 9-6 to establish three (3) overlay zones to help achieve a riparian buffer along streams (O-WF1); a public access easement along rivers (O-WF2) and a public access easement along large parcels of property and city own development sites along tidal waterways (O-WF2). **(requesting to be deferred at hearing)**

## CONTINUED BUSINESS

**C-2 (18-16) 51 Lindley St. (aka 639 N. Washington Ave.)** – Petition of Gaetano Marini – Seeking a special permit and a site plan review to permit the change of use from a contractor storage building to now include a manufacturing and cheese distribution business in the existing industrial building in an I-L zone and coastal area.

## DEFERRED BUSINESS

**D-1 (18-08) 1234, 1294 & 1310 Huntington Tpke.** – Petition of MTM Family Limited Partnership – Seeking a zone change from a Residential zone (R-A) to an Office Retail zone (OR) for future development of a commercial use. Commencing at a point on the southeasterly street line of Huntington Turnpike, said point being the northwesterly property corner of land now or formerly of Selda R. Dworkin, et al., and said point also being the southwesterly corner of the parcel herein described; Thence N 40° 10' 54" E, along the southeasterly street line of Huntington Turnpike, a distance of 256.23 feet to a point; Thence N 72° 41' 14" E, along the southeasterly street line of Huntington Turnpike, being also the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 37.39 feet to a point; Thence N 72° 25' 20" E, along the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 335.67 feet to a point; Thence S 32° 18' 24" W, bounded southeasterly by land now or formerly of Jonathan E. Spodnick, a distance of 49.43 feet to a point; Thence S 59° 39' 06" E, bounded northeasterly by land now or formerly of Jonathan E. Spodnick and land now or formerly of Julian & Miriam Valle, each in part, a distance of 199.98 feet to a point; Thence S 25° 57' 02" W, bounded southeasterly by land now or formerly of Yovan A. Barraza & Margarita M. Aguirre, and land now or formerly of Richard M. Kochis, each in part, a distance of 187.00 feet to a point; Thence in a southwesterly and northwesterly direction, bounded southerly by land now or formerly of Jeroldine C. Gee, the following two courses: S 88° 34' 52" W, 31.63 feet and N 87° 48' 18" W, a distance of 92.56 feet to a point; Thence S 88° 49' 38" W, bounded southerly by land now or formerly Jeroldine C. Gee, and land now or formerly of Angellena R. Meekins, each in part, a distance

of 101.76 feet to a point; Thence in a northwesterly and southwesterly direction, bounded southerly by land now or formerly of Angellena R. Meekins, the following four courses: N 83° 54' 56" W, 27.54 feet, N 89° 58' 58" W, 9.94 feet, S 77° 48' 51" W, 7.86 feet, and N 81° 17' 48" W, a distance of 7.87 feet to a point; Thence N 89° 33' 44" W bounded southerly by land now or formerly of Angellena R. Meekins, and land now or formerly of Selda R. Dworkin, et al., each in part, a distance of 206.58 feet to a point; Thence S 88° 51' 15" W bounded southerly by land now or formerly of Selda R. Dworkin, et al., a distance of 100.15 feet to the point of commencement. Said described parcel contains 128,824 sq. ft. or 2.9574 acres.

## NEW BUSINESS

**(18-17) 330 (aka 386) Water St.** – Petition of Bridgeport Port Authority – Seeking a site plan review and a coastal site plan review to permit the construction of a high speed ferry terminal facility in the DVD-WF zone.

**(18-19) 10 Boston Ave.** – Petition of 10 Boston Avenue, LLC – Seeking a site plan review; a coastal site plan review; an approval of location for a new car dealership and the issuance of a new motor vehicle license in an I-L zone and coastal area.

**(18-20) 315-317 Ellsworth St.** – Petition of Jorge Espinoza – Seeking a site plan review to permit the conversion of a 2-family dwelling into a 3-family dwelling in an R-B zone.

**(18-21) 1292 Boston Ave.** – Petition of Yankee Discount Muffler – Seeking a special permit and a site plan review to permit the construction of a 2-story mixed use building containing a full service restaurant and a 2-bedroom apartment above in an OR zone.

**(18-22) 1285 Boston Ave.** – Petition of General Electric Company– Seeking a zone change from I-L to R-C for the athletic field and a re-subdivision of approximately 60 acres of property to establish four (4) lots. Also seeking a special permit and a site plan review as it pertains to the newly established lots as follows: **COMMERCIAL PARCEL A:** A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a concrete bound with a drill hole found in the easterly line of Asylum Street; thence, along the easterly line of Asylum Street by a curve to the left having a radius of 1061.12 feet and an arc length of 208.54 feet to a point; thence, along a non-tangent curve to the right having a radius of 30.00 feet, an arc length of 37.88 feet, a chord bearing of N 86° 26' 37" E and a chord distance of 35.42 feet to a point; thence, S 57° 22' 53" E a distance of 524.20 feet to a point; thence, S 12° 57' 27" W a distance of 183.36 feet to a point at land now or formerly of Lakeview Cemetery Association; thence, along the land of Lakeview Cemetery, the following two (2) courses; S 37° 03' 14" W a distance of 271.38 to a point; N 57° 11' 28" W a distance of 627.12 to a point in the easterly side of Asylum Street; thence, along the easterly sideline of Asylum Street, the following course; N 39° 58' 11" E a distance of 213.90 feet to the point of beginning. The above described Commercial Parcel A containing an area of 6.14 acres +/- **COMMERCIAL PARCEL B:** A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a point in the easterly line of Asylum Street at the most northerly corner of the described parcel; thence, the following two (2) courses along the easterly sideline of Asylum Street; S 75° 25' 59" E a distance of 84.62 feet to a point; along a curve to the left having a radius of 225.00 feet and an arc length of 118.14 feet to a point and the northwest corner of the EC/Athletic Field; thence, the following two (2) courses along the EC/Athletic Field; S 00° 22' 20" W a distance of 365.71 feet to a point; S 24° 44' 57" W a distance of 61.42 feet to a point; thence, N 57° 22' 53" W a distance of 310.47 feet to a point; thence,

along a curve to the right having a radius of 40.00 feet and an arc length of 31.37 feet to a point on the easterly line of Asylum Street; thence, along the easterly line of Asylum Street, the following two (2) courses; along a non-tangent curve to the left having a radius of 1061.12 feet, an arc length of 3.37 feet, a chord bearing of N 23° 35' 09" E and a chord distance of 3.37 feet to a point; N 23° 29' 41" E a distance of 268.54 feet to the point of beginning. The above described Commercial Parcel B containing an area of 2.11 acres +/-.

**EC / ATHLETIC FIELD PARCEL:** A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a point in the easterly line of Asylum Street, said point being the northerly endpoint of said line; thence, N 70° 39' 19" W a distance of 25.00 feet by the northerly end of Asylum Street to a point at land now or formerly of Sporting Goods Properties, Inc.; thence, The following seven (7) courses along the land of now or formerly Sporting Goods Properties, Inc.; N 48° 52' 39" E a distance of 248.04 feet to a point; N 52° 57' 07" E a distance of 66.73 feet to a concrete bound; N 72° 48' 07" E a distance of 410.57 feet to a concrete bound; S 23° 17' 28" E a distance of 59.98 feet to a concrete bound; S 07° 45' 42" W a distance of 289.16 feet to a point; S 32° 06' 02" W a distance of 394.74 feet to a point; S 72° 31' 18" E a distance of 7.04 feet to a point; thence, S 13° 25' 50" W a distance of 559.80 feet to a point; thence, S 28° 37' 12" W a distance of 15.28 feet to a point; thence, N 77° 28' 48" W a distance of 235.29 feet to a point; thence, N 80° 09' 26" W a distance of 38.38 feet to a point; thence, N 57° 22' 53" W a distance of 256.49 feet to a point and the southerly corner of Commercial Parcel B; thence, along Commercial Parcel B, the following two (2) courses; N 24° 44' 57" E a distance of 61.42 feet to a point; N 00° 22' 20" E a distance of 365.71 feet to a point on the southeasterly line of Asylum Street; thence, along the southeasterly line of Asylum Street, the following two (2) courses; along a non-tangent curve to the left having a radius of 225.00 feet, an arc length of 216.53 feet, a chord bearing of N 46° 54' 51" E and a chord distance of 208.27 feet to a point; N 19° 20' 41" E a distance of 152.00 feet to the point of beginning. The above described EC / Athletic Field Parcel containing an area of 13.77 acres +/-.

The remainder of property, **1285 BOSTON AVENUE PARCEL**, a certain parcel of land situated on the northerly side of Boston Avenue in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records. Parcel consisting of 37.98 acres +/-.

**(18-23) 1900 Fairfield Ave.** – Petition of McDonald’s Corporation – Seeking a site plan review to permit the enlargement of the existing nonconforming drive-thru facility at the existing fast food restaurant in an MU-LI zone

**(18-24) 188 Pequonnock St.** – Petition of Corlington N. Smith – Seeking a special permit and a site plan review to permit the establishment of a 50-seat, full service restaurant in the existing take-out restaurant/caterer facility 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