

Agenda

City of Bridgeport
Planning & Zoning Commission
Monday, November 30, 2020 at 6:30pm

<https://zoom.us/j/98015718434>

Meeting ID: 980 1571 8434

Dial In: 877-853-5257 (toll-free)

888-475-4499 (toll-free)

CITY BUSINESS

(20-27) 8-24 Referral – Petition of Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council regarding the sale of three (3) city own property **(166-168 Fourth St., 1503 State St. (rear lot), 33-35 Lee St.)**

CONTINUED BUSINESS

C-1 (20-18) Text Amendment (1862 East Main St.) – Petition of 1862 East Main, LLC – Seeking to amend Sec. 4-11 of the Zoning Regulations of the City of Bridgeport to allow the Planning & Zoning Commission to select appropriate structures for an adaptive re-use in addition to historical and architecturally unique buildings.

C-2 (20-19) 1862 East Main St. – Petition of 1862 East Main, LLC – Seeking an adaptive re-use of an existing commercial building into a self-storage facility in an OR zone.

C-3 (20-25) 1827 Boston Ave. – Petition of Daniel Ghazal – Seeking an approval of location for a package store use and the issuance of a package store liquor permit in the existing retail building in an O-R zone.

NEW BUSINESS

(20-28) 940 Broad St. – Petition of Guiseppe Tola – Seeking a special permit and an approval of location to establish a café liquor use and the issuance of a café liquor permit in the existing ice-cream and gelato shop in the DVD-CORE zone.

(20-29) 1285 Boston Ave. – Petition of General Electric Company – Seeking a re-subdivision of a 32.3 acre parcel of vacant land into 27.117 acre lot to establish **Parcel C** all that certain tract of land being situated on the northerly street line of Boston Avenue, in the City of Bridgeport, County of Fairfield and State of Connecticut, and being more particularly bounded and described as follows: **Commencing** at a concrete monument between land now or formerly Lakeview Cemetery association and land now or formerly General Electric Company; **Thence** running along land of said General Electric Company and said Lakeview Cemetery Association South 11°42'32" East a distance of 402.03 feet to the point and place of beginning; **Thence** running land now or formerly General Electric Company the following ten (10) courses and distances: South 23°55'04" East a distance of 34.24 feet to a point, South 03°36'51" West a distance of 286.71 feet to a point, South 03°13'18" West a distance of 189.81 feet to a point, South 02°10'33" East a distance of 25.60 feet to a point, North 72°43'15" East a distance of

15.60 feet to a point, 22°47'28" East a distance of 35.99 feet to a point, South 21°14'34" East a distance of 26.34 feet to a point, South 20°09'23" East a distance of 33.61 feet to a point, South 16°52'09" East a distance of 35.61 feet to a point, South 09°41'23" East a distance of 71.16 feet to a point along the northerly street line of Boston Avenue; **Thence** running along said Boston Avenue the following two (2) courses and distances: along a curve to the right having a radius of 639.99 feet, arc length of 209.52 feet, chord bearing of North 60°58'46" West and chord distance of 208.59 feet to a point, North 51°36'02" West a distance of 213.26 feet to a point of the Southeast corner of land now or formerly Lakeview Cemetery Association; **Thence** running along said land of Lakeview Cemetery Association North 28°32'38" East a distance of 585.64 feet to the point and place of beginning. **Said parcel containing 109,960 square feet or 2.524 acres**; and **Parcel D** all that certain piece or parcel of land situated on the West side of bond Street, in the town of Bridgeport, County of Fairfield, and state of Connecticut, being more particularly bound and described as follows; Beginning at an iron pin found between land now or formerly General Electric Company and land now or formerly Bridgeport Healthcare Realty, said iron pin being the Northwest corner of the parcel herein described: **Thence** running along land of said Bridgeport Healthcare Realty South 74°10'46" East a distance of 437.95 feet to a disk along the Westerly street line of Bond Street; **Thence** running along said street line the following two (2) courses and distances: South 16°13'55" West a distance of 242.03 feet to a point, thence running along a curve to the right having a radius of 10.00 feet, an arc length of 15.63 feet, chord bearing of South 61°00'11" West, and chord distance of 14.09 feet to a point: **Thence** running through land now or formerly General Electric Company the following two (2) courses and distances: North 74°13'33" West a distance of 426.08 feet to a point, South 15°46'27" West a distance of 252.22 feet to an iron pin and the point place of beginning. **Said parcel containing 110.104 square feet or 2.528 acres** in an I-L zone.

(20-30) 123 Parkview Ave. – Petition of Fernando Campos – Seeking a site plan review to permit the construction of a 2-family dwelling in an R-A zone as approved by the Zoning Board of Appeals on June 12, 2018.

(20-31) 1215 Main St. (aka 144 Golden Hill St.) – Petition of Sophie Morrison – Seeking a special permit, site plan review and an approval of location for a café liquor permit and the issuance of a café liquor license in the proposed restaurant in the DVD-CORE zone.

(20-32) 444 & 458 East Main St. and 34 & 40 Cedar St. – Petition of Focus Pointe, LLC – Seeking an adaptive reuse of the 3-story mixed use building with 12 on-site parking spaces in an OR zone.

(end of public hearing)

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

APPROVAL OF MINUTES

ADJOURNMENT

The applications and plans for the above described matters are available on the City of Bridgeport website www.bridgeportct.gov/zoning to view two weeks prior to the hearing.

PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK