

# AGENDA

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The City of Bridgeport  
Planning & Zoning Commission  
**Tuesday, May 28, 2019 at 6:30pm**  
In the City Hall Council Chambers

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

## CITY BUSINESS

**(19-28) 8-24 Referral** – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statute, a favorable recommendation to the City Council regarding the establishment of an easement agreement relevant to **337 Knowlton Street** parking lot and open area.

## CONTINUED BUSINESS

**C-2 (19-17) 2115 Seaview Ave** – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone.

## NEW BUSINESS

**(19-14) 18, 30, 34 & 44 Island Brook Ave.** – Petition of Bud's Service, LLC – Seeking to grant under Sec. 14-54 of the CT General Statute a Certificate of Approval of Location for a general repairer's license and a towing and storage business lot in an I-L zone.

**(19-20) 136-140 James St.** – Petition of Rose-Tiso & Co., LLC – Seeking an approval for a 4-lot subdivision and site plan review for the construction of four 2-family residential dwellings in an R-C zone.

**(19-21) 480 Bunnell St.** – Petition of Joseph A. Barone, Jr. - Seeking a special permit, site plan review, and coastal site plan review to permit the construction of a 4,710-sq. ft., 1-story addition to the existing warehouse facility in an I-L zone and coastal area.

**(19-22) 1558 Barnum Ave.** – Petition of 1558 Barnum Avenue, LLC – Seeking a special permit and site plan to permit the establishment of a recreational use in the existing industrial building in an MU-LI zone.

**(19-23) 1234, 1294 & 1310 Huntington Tpk.** – Petition of MTM Family Limited Partnership – Seeking a special permit and site plan review to permit the construction of a 1-story, 22,420-sq. ft. commercial building in an OR zone.

**(19-24) 580-582 North Ave.** – Petition of 580 North Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a retail convenience store in the gas station building currently under construction in an I-L zone.

**(19-25) 827 Trumbull Ave.** – Petition of Northeast Conference of Seventh Day Adventist Church – Seeking a special permit and site plan review to permit the construction of a 2-story 63,724-sq. ft. addition to the existing house of worship building for classrooms, gymnasium, and enlarged worship area in an R-A zone.

**(19-26) 797 Washington Ave.** – Petition of St. Joseph Charitable Center for the Poor & Needy, Inc. – Seeking a site plan review to permit the establishment of a 12-space parking lot to be used in conjunction with the Thomas Merton Center located at 43 Madison Avenue in an R-C zone.

**(19-27) 4219 Main St. & 50 Lourmel St.** – Petition of McDonald’s USA, LLC & Ralph Santa Lucia & Pamela Santa Lucia Co Trustee of the Santa Lucia Family Trust – Seeking a **zone change** from Residential-A (R-A) zone and Office-Retail Regional (OR-R) zone to Office Retail (OR) zone; Beginning at a point at the intersection of the northerly street line of Lourmel Street and the westerly street line of Main Street; Thence S66°14’04”W a distance of 275.00’ along the northerly street line of Lourmel Street; Thence N23°45’56”W a distance of 100.00’ along land now or formerly of Emma J. Pincus; Thence N66°14’04”E a distance of 275.00’ along land now or formerly of Palma Santa Lucia; and Thence S23°45’56”W a distance of 100.00’ along the westerly street line of Main Street to the point and place of beginning and a **special permit and site plan review** for the construction of a 1-story 4,557-sq. ft. fast food restaurant in the proposed OR zone.

**(End of public hearing)**

**CONSENT AGENDA**

**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