

# Agenda

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, July 26, 2021 at 6:30pm**

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

Meeting ID: 980 1571 8434

or Call in toll free:

(877) 853-5257

(888) 475-4499

The City of Bridgeport Planning & Zoning Commission will hold a public hearing via **Zoom** video/teleconferencing, relative to the following:

## CONTINUED BUSINESS

**C-1 (21-29) 2800 Main St.** – Petition of Hartford HealthCare-St. Vincent's Medical Center – Seeking a special permit and a site plan review to permit the placement of an 199.16-sq. ft. sign on the roof of the existing hospital building in an MU-EM zone.

## NEW BUSINESS

**(21-30) 547 North Ave.** – Petition of 547 N Ave Bridgeport Realty LLC – Seeking a special permit and a site plan review to establish an 850-sq. ft. convenience store within the existing gas station building in an I-L zone.

**(21-31) 152, 156, 166 Wilmot Ave.** – Petition of Wilmot Ave LLC – Seeking a zone change for a portion of the property that is in an R-BB zone to an I-L zone beginning at a point on the easterly street line of Wilmot Avenue, said point being the southwesterly most point of land now or formerly of Michael Cundiff Sr. (#174 Wilmot Avenue) and the northwesterly most corner of land herein described: Thence along the land now or formerly of Michael Cundiff Sr. (#174 Wilmot Avenue) at a bearing of N 71°12'26" E a distance of 187.20' to a point; Thence along the land now or formerly of Alex D. Afrifa (#137 Hollister Avenue), land now or formerly of 79 Lansing, LLC (#127 Hollister Avenue), and land now or formerly of Paulette Council (#123 Hollister Avenue) at a bearing of S 19°26'29" E a distance of 145.70' to a point; Thence along the land now or formerly of MBS Investments, LLC (#95 Hollister Avenue) at a bearing of S 74°26'49" W a distance of 61.40' to a point; Thence along the land now or formerly of English Chapel Cathedral of Miracles Unified Freewill Baptist Church, Inc. (#130-150 Wilmot Avenue) at a bearing of S 73°42'14" W a distance of 102.65' to a point; Thence along the easterly street line of Wilmot Avenue at a bearing of N 18°47'34" W a distance of 137.75 feet to the point of beginning. Said properties have a combined area of 23060± square feet (0.53 ± acres) and is more particularly depicted on a map entitled: "Improvement Location Survey and Topographic Survey prepared for James Montelbano 152, 156 & 166 Wilmot Avenue Bridgeport Connecticut". Scale: 1" = 10'. Date: March 19, 2021. Said map prepared by Cabezas DeAngelis LLC, and also seeking a site plan review and a coastal site plan review to convert existing building to some type of wholesale trade business in an I-L zone and the proposed I-L zone and coastal area.

**(21-32) 105 Island Brook Ave.** – Petition of Benji Way & Woof LLC – Seeking a special permit and a site plan review to permit the establishment of a dog daycare and boarding business in the existing commercial building in an I-L zone and coastal area.

**(21-33) 141 North Ave and 196, 218, 226, 234 Island Brook Ave.** – Petition of 141 N AVE LLC – Seeking a special permit and a site plan review to permit the conversion of two manufacturing buildings into a self-storage facility in an I-L zone and coastal area.

**(end of public hearing)**

**CONSENT AGENDA**

**OTHER BUSINESS**

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

**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](http://www.bridgeportct.gov/zoning) to view approx. 10 days prior to the hearing.

**PLANNING & ZONING COMMISSION  
CITY OF BRIDGEPORT  
DENNIS BUCKLEY, CLERK**