

Agenda

The City of Bridgeport
Planning & Zoning Commission
Monday, August 29, 2022 at 6:30pm
In City Hall, 45 Lyon Terrace, Bridgeport CT

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

CONTINUED BUSINESS

C-1 (22-24) 150 Washington Terr. – Petition of Tonin Kimca – Seeking a special permit and a site plan review to permit the construction of a 6-family, double house A in the NX1 zone.

DEFERRED BUSINESS

D-1 (22-28) 8-24 Referral – Petition of Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable report to the City Council for a lease agreement for a portion of 1136-1160 Main Street to Berlinetta Brewing to use as a beer garden with bocce ball courts.

D-2 (22-27) 1136-1160 Main St. – Petition of Berlinetta Brewing – Seeking a certificate of location approval on a vacant parcel of property to be used as a beer garden with outdoor seating, bocce ball courts and liquor service in the DX1 zone.

NEW BUSINESS

(22-17) 205 Broad St. (aka 68 University Ave.) – Petition of City of Bridgeport – Seeking a site plan review and coastal site plan review to permit the construction of a 4-story, 204,000-sq. ft. educational facility with an attached gymnasium and auditorium, and related parking in the P2 zone and coastal area.

(22-32) 75 Fairview Ave. – Petition of Restaurant Dominicano El Caldero – Seeking a certificate of location approval to provide patrons with beer and wine with their meals in the MXN zone.

(22-33) 215 Maplewood Ave. – Petition of Franklin Investors – CT, LLC – Seeking a zone change from MX1 to RX1 beginning at the north western property corner at the intersection of Maplewood Avenue and Brothwell Street: Thence North 62 degrees 15 minutes 51 seconds East at a distance of 49.17 feet to a point; Thence South 26 degrees 11 minutes 43 seconds East at a distance of 142.34 feet to a point; Thence South 72 degrees 21 minutes 46 seconds West at a distance of 51.94 feet to a point; Thence North 31 degrees 5 minutes 35 seconds West at a distance of 13.45 feet to a point; Thence North 25 degrees 3 minutes 52 seconds West at a distance of 120.06 feet to the point of beginning; Encompassing an area of 6,948+/- square feet (0.1565+/- acres).

(22-34) 427 Chopsey Hill Rd. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a zone change from N4 to N2 beginning at a point on the easterly side of Wilcox Street thence running Northerly 314.49 feet; Easterly 439.54 feet; Southerly 155.54 feet; Westerly 100.00 feet; Southerly again 50.00 feet; Westerly again 125.00 feet; Southerly again 100.00 feet; Westerly again 151.80 feet to the point of beginning, and also seeking approval for a 14-lot subdivision of the existing parcel.

(22-35) 2710, 2720, 2668 North Ave. – Petition of Safeguard Properties II, LLC – Seeking a special permit and a site plan review for a new 3-story, 128, 405 gross sq. ft. self-service storage building with three (3) retail tenant spaces in a commercial center building type in the MX2 zone.

(end of public hearing)

OTHER BUSINESS

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 – 4pm Monday thru Friday.

CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
MELVILLE T. RILEY, JR., ACTING CHAIRMAN