

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, September 28, 2015 at 6:45pm**  
In the City Hall Common Council Chambers

A public hearing of the Planning & Zoning Commission of the City of Bridgeport, CT will be held in the City Hall on 45 Lyon Terrace, Bridgeport, relative to the following:

## CITY BUSINESS

**(15-48) Text Amendment** – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking to establish a Commercial Village Overlay District (CVOD) along the Fairfield Avenue frontage from **Martin Terrace to the Fairfield town line** for new development and existing sites expanding the floor area by more than 50%.

**(15-49) Zone/Map Change** – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking map and zone changes from R-B, R-BB, R-C, I-L, OR, OR-R for eight (8) specific areas in the Black Rock section to an R-CC zone so high density projects in proximity to transit hubs can be developed

**(15-51) Zone/Map Change** – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a map and zone changes from R-C and OR-R to R-CC to permit high density development in transit corridors along **Ellsworth St – south of Canfield Ave, Orland St. properties abutting Whittier St., Orland St., Bryant St., Wakeman St. and Belmont Ave.**

**(15-52) Zone/Map Change** – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a map and zone change from I-L to R-B to encourage the construction of one and two family dwellings along **Bennett St. – east of Fox St. and west adjacent to Bennett St, Canfield Ave., adjacent to and north of Canfield Ave. – from Davidson St. to Fox St. to the east, including parcels to the south of Canfield Ave. and adjacent to and east of Fox St.**

**(15-53) Zone/Map Change** – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a map and zone change from R-C to R-BB to encourage the development of one, two and three family dwellings along **Hemlock St. – south of the Fairfield town line abutting Hemlock St. and Canfield Ave.; Hansen Ave. – property parcels abutting Davis Ave., Hansen Ave., and Canfield Ave. – between Scoffield Ave. and Ellsworth St.**

**(15-65) 329 & 405 Central Ave.** – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking a site plan review and a coastal site plan review to erect a green house facility in accordance with the Zoning Board of Appeals approvals in the MU-LI zone and coastal area.

**(15-66) Text Amendment (500 Main St.)** – Petition of City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the sign regulations for the sports complex at Harbor Yard to increase the on-premises roof signs up to 20,000 sq. ft. in the HBAY zone.

### **NEW BUSINESS**

**(15-62) 625 North Ave.** – Petition of Stalita Rembert – Seeking a site plan review to permit the establishment of child care development for 30 children in an I-L zone.

**(15-63) 501 Seltsam Rd.** – Petition of A&F Properties, LLC – Seeking a subdivision of a single parcel of property into 4 lots with a minimum of 75,000 sq. ft. in an R-A zone.

**(15-64) 2575, 2533, 2543 East Main St. & 71 Waverly Pl.** – Petition of Cumberland Farms, Inc – Seeking a special permit and a site plan review to erect a new convenience store with gasoline sales and a protection canopy in an OR zone.

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

#### **APPROVAL OF MINUTES**

- **Minutes of August 31, 2015 – Present: Acting Chair** – Melville Riley.  
**Commissioners:** Robert Morton, Robert Filotei, Edgar Rodriguez, Reginald Walker, Carlos Moreno, Rosa J. Correa and Thomas Fedele; **Staff:** Zoning Official – Dennis Buckley; **Assistant City Attorney** – Edmund Schmidt.

#### **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 -12pm and 1-5pm **(Closed 12-1pm)** Monday thru Friday.

CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
Mel T. Riley – Acting Chairperson