

Agenda

City of Bridgeport
Planning & Zoning Commission
Monday, August 30, 2021 at 6:30pm
<https://us06web.zoom.us/j/83156530810>
Meeting ID: 831 5653 0810
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:

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.

(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. **(request to be deferred to September 27, 2021)**

(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.

(21-34) 430, 440, 448, 454 Bunnell St. – Petition of Nano Solutions, LLC – Seeking a special permit; a site plan review and a coastal site plan review to permit the establishment of a **new** 14,800-sq. ft. manufacturing facility in an I-L zone and coastal area.

(21-35) 195, 199, 205 Poplar St. – Petition of Pro Tech Home, LLC – Seeking a special permit and a site plan review to permit the construction of a 5-unit townhouse apartment building in an R-C zone.

(21-36) 1705 Fairfield Ave. – Petition of RJYZ Bridgeport, LLC – Seeking a special permit and a site plan review to permit the construction of a 1,880-sq. ft. coffee shop/fast food restaurant with a drive-thru facility on the existing lot under development in an I-L zone.

(21-37) Text Amendment (2800 Main St) – Petition of SVMC Holdings, Inc – Seeking to amend a new sec. 11-7-3j to the City of Bridgeport Zoning Regulations regarding on-premise roof signs on hospital buildings that are eight stories and above in the MU-EM zone.

(21-38) 288 Knowlton St. – Petition of G & S Produce Direct, LLC – Seeking an adaptive re-use of a former soda bottling plant constructed in 1910 to convert to a 4,360-sq. ft. eat-in/take-out restaurant with a café liquor permit in an MU-LI zone and coastal area.

(end of public hearing)

OTHER BUSINESS

CONSENT AGENDA

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 to view approx. 10 days prior to the hearing.

PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT
DENNIS BUCKLEY, CLERK