

# AGENDA

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City of Bridgeport  
Planning & Zoning Commission  
**Monday, August 31, 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:

## CONTINUED BUSINESS

**C-1 (15-44) 210 Boston Ave.** – Petition of American Steakhouse – Seeking a special permit and a site plan review to permit the installation of an on-premises identification roof sign at the existing restaurant facility in an OR-G zone.

## 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%. **(deferred to September)**

**(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. **(deferred to September)**

**(15-50) Zone/Map Change** – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a map and zone change from I-L to R-CC to permit mix use and high density development near the transit hub along **Canfield Ave – from Bennett St. to King St.** **(deferred to September)**

**(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.** **(deferred to September)**

**(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.** **(deferred to September)**

**(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. (deferred to September)**

### **DEFERRED BUSINESS**

**D-1 (15-43) 567 Seaview Ave.** – Petition of the Bridgeport & Port Jefferson Steamboat Co., Inc. – Seeking a site plan review and a coastal site plan review to permit the construction of a ferry terminal and dock, retail/office building, and a marine repair facility in an MU-LI zone and coastal area.

### **NEW BUSINESS**

**(15-54) 365 Cherry St.** – Petition of 365 Cherry, LLC – Seeking a special permit, a site plan review and a coastal site plan review to permit the redevelopment of industrial buildings into a storage unit building in an I-L zone and coastal area.

**(15-55) 640 Crescent Ave.** – Petition of Seaview Equipment Sale & Rental, LLC – Seeking a site plan review and a coastal site plan review to permit the establishment of a sale and repair facility specializing in industrial equipment in the existing industrial building in an I-L zone and coastal area.

**(15-56) 399 Boston Ave.** – Petition of Express Kitchens – Seeking a site plan review and a special permit to allow the installation of an on-premises ID roof sign on the existing commercial building in an OR zone.

**(15-57) 2622 Fairfield Ave.** – Petition of Eugene’s Green Garage – Seeking to establish a used car dealership and the issuance of a motor vehicle used car license in the existing automotive repair facility in an OR zone.

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

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