

AGENDA

The City of Bridgeport
Planning & Zoning Commission
Tuesday, May 29, 2018 at 6:30pm
In the City Hall Common Council Chambers

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

CITY BUSINESS

C-1 (17-44) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

D-1 (18-18) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to amend the City of Bridgeport Zoning Regulations with Sec. 9-6 to establish three (3) overlay zones to help achieve a riparian buffer along streams (O-WF1); a public access easement along rivers (O-WF2) and a public access easement along large parcels of property and city own development sites along tidal waterways (O-WF2).

DEFERRED BUSINESSES

D-2 (18-22) 1285 Boston Ave. – Petition of General Electric Company – Seeking a zone change from I-L to R-C for the athletic field and a re-subdivision of approximately 60 acres of property to establish four (4) lots. Also seeking a special permit and a site plan review as it pertains to the newly established lots (as previously advertised in the CT POST on 04/26/18).

D-3 (18-23) 1900 Fairfield Ave. – Petition of McDonald's Corporation – Seeking a site plan review to permit the enlargement of the existing nonconforming drive-thru facility at the existing fast food restaurant in an MU-LI zone.

D-4 (18-24) 188 Pequonnock St. – Petition of Corlington N. Smith – Seeking a special permit and a site plan review to permit the establishment of a 50-seat, full service restaurant in the existing take-out restaurant/caterer facility in an OR zone.

NEW BUSINESS

(18-25) 24 Whittier St. & 2226 Fairfield Ave. – Petition of Ender Kamaci – Seeking a zone change (as surveyed and described on the land records of the City of Bridgeport) for a portion of property located in a Residential-C (RC) zone with an existing commercial building in an Office Retail (OR) zone to now be entirely in an OR zone.

(18-26) 167 Steuben St. – Petition of Waltersville Development Group, LLC – Seeking an adaptive reuse and special permit to convert the former school building into a 74-unit apartment building in an R-C zone.

OTHER BUSINESS

(OB-1) 580 North Ave. – Discussion regarding the approved plan of development versus the revised changes to the subject facility.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

- **Minutes of April 30, 2018 – Present: Acting Chair**, Melville Riley.
Commissioners: Robert Morton, Carlos Moreno, Reginald Walker, Robert Filotei, Cesar Cordero, Barbara Freddino, Anne Pappas-Phillips and Thomas Fedele; **Staff:** Dennis Buckley, Zoning Official.

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 – 5pm Monday thru Friday.

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