

# AGENDA

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The City of Bridgeport  
Planning & Zoning Commission  
**Monday, June 24, 2019 at 6:30pm**  
In the City Hall Council Chambers

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

## CONTINUED BUSINESS

**C-2 (19-17) 2115 Seaview Ave** – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone. **WITHDRAWN on 06/12/19**

**C-3 (19-21) 480 Bunnell St.** – Petition of Joseph A. Barone, Jr. - Seeking a special permit, site plan review, and coastal site plan review to permit the construction of a 4,710-sq. ft., 1-story addition to the existing warehouse facility in an I-L zone and coastal area.

**C-4 (19-24) 580-582 North Ave.** – Petition of 580 North Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a retail convenience store in the gas station building currently under construction in an I-L zone.

**C-5 (19-25) 827 Trumbull Ave.** – Petition of Northeast Conference of Seventh Day Adventist Church – Seeking a special permit and site plan review to permit the construction of a 2-story 63,724-sq. ft. addition to the existing house of worship building for classrooms, gymnasium, and enlarged worship area in an R-A zone.

## NEW BUSINESS

**(19-29) 1184, 1186, 1188 Main St.** – Petition of Berlinetta Brewing Company, LLC – Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a 2,164-sq. ft. brewery with on-site alcoholic/beer sales in the DVD-CORE zone and coastal area.

**(19-30) 141 Anchorage Dr.** – Petition of LandTech – Seeking a site plan review and a coastal site plan review to permit the construction of a single-family dwelling with an in-ground swimming pool and deck in the R-AA zone and coastal area.

**(19-31) 4219 Main St. & 50 Lourmel St.** – Petition of McDonalds USA, LLC & Ralph Santa Lucia and Pamela Santa Lucia, CO Trustee of the Santa Lucia Family Trust – Seeking a revised special permit and site plan review to a petition previously approved by the Planning & Zoning Commission on May 28, 2019 to construct a 1-story 4,549-sq. ft. fast food restaurant with drive-thru facilities in an OR zone.

**(19-32) 1450 Barnum Ave.** – Petition of 1460 Barnum Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a hair and cosmetology training academy in the existing commercial building in an MU-LI zone.

**(19-33) 4086 Main St.** – Petition of La Casa Del Tequila, LLC. – Seeking an approval of location under Sec. 12-10a of the Zoning regulations to permit the establishment of a retail liquor store and the issuance of a package store liquor permit in the existing commercial building in an OR-R zone. **(request to be deferred to August 26<sup>th</sup>)**

**(19-34) 1162-1216 Stratford Ave.** – Petition of Stratford Avenue Development, LLC – Seeking a special permit and site plan review to permit the development of the East End Civic Block consisting of mixed-use retail and commercial development in an OR-G zone.

**(19-35) 135 Washington Ave.** – Petition of 135 Washington Ave Bridgeport, LLC – Seeking a special permit and site plan review to permit the conversion of the existing mixed-use building into a 5-unit apartment dwelling in an R-C zone.

**(19-36) 20 Johnson St.** – Petition of Windward Development Associates, LLC – Seeking a modification of the approved plan of development to permit the change of exterior materials to the proposed apartment complex in an NCVD zone. **(request to be deferred to July 29<sup>th</sup>)**

**(End of public hearing)**

#### **CONSENT AGENDA OR OTHER BUSINESS**

**(OB-1) 18, 30, 34 & 44 Island Brook Ave.** – Petition of Bud’s Service, LLC – Seeking to grant under Sec. 14-54 of the CT General Statute a Certificate of Approval of Location for a general repairer’s license and a towing and storage business lot in an I-L zone and coastal area.

#### **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 – 5pm Monday thru Friday.

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