

CITY OF WEST HAVEN, CONNECTICUT

Planning & Zoning Commission

City Hall | 355 Main Street | West Haven, Connecticut 06516

Kathleen Hendricks, Chairman
Steven R. Mullins, Vice -Chairman
Christopher Suggs, Secretary
Alfred Posey, Commissioner
John Biancur, Commissioner

Rich Standish, Alternate
Barry Cohen, Alternate
Open, Alternate
David Killeen, Assistant City Planner
Joseph A. Riccio, Jr. Commissioner of Planning and
Development

AGENDA

The West Haven Planning & Zoning Commission will hold a Public Hearing and Regular Meeting on Tuesday, July 26, 2016, in the Harriet North room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M. to consider the following:

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES FOR July 12, 2016

Public Hearing

1. **354 Saw Mill Road.** Application for approval of a Special Permit to allow a Restaurant Liquor Permit in an existing restaurant in a CD (Commercial Design) District, pursuant to Table 39.2 and Sections 45, 85, and 92 of the West Haven Zoning Regulations. Applicant: Chipotle Mexican Grill of Colorado, LLC/ Owner: Tartaglia Commercial Properties/ West Haven LIR, LLC. File # SP-16-204 (*Continued from July 12, 2016*).
2. **149 Orange Avenue.** Application for approval of a Special Permit and Site Plan Review to add two gas pumps, relocate main entrance, and extend the canopy of an existing Gas Station and Convenience Store in the RCPD (Planned Residential Commercial District), pursuant to Table 39.2 and Sections 75, 85, and 92 of the West Haven Zoning Regulations. Applicant: Nadeem Khalid/Owner: Jatt, LLC. File # SP 16-206 and #SR 16-207. (*Continued from July 12, 2016*).
3. **337 Main Street.** Application for approval of a Special Permit to locate a Place of Assembly (Private Club, Hall, or similar facility) for The Twelve Step Club, Inc., in the existing American Legion Hall located in a CBD (Central Business District), pursuant to Table 39.2 and Sections 85 and 92 of the West Haven Zoning Regulations. Applicant: Richard Foster; Property Owner: American Legion, Post 71. File # SP 16-208.
4. **461 Derby Avenue.** Applications for approval of a Special Permit, a Site Plan Review, and Automotive Location to operate an automobile repair shop on property located in an RB (Regional Business) District, pursuant to Table 39.2 and Sections 44, 60, 85 and 92 of the West Haven Zoning Regulations. Applicant: SKF Automotive, Inc.; Owner: Kirsten Gebbia. File # SP 16-209, # SR 16-210, and # CAL 16-211.

Regular Meeting

1. Deliberation and Action on Public Hearing Items:

- a. **354 Sawmill Road, Unit B.** Application for approval of a Special Permit for a Restaurant Liquor Permit in an existing restaurant in a CD. Applicant: Chipotle Mexican Grill of Colorado, LLC/ Owner: Tartaglia Commercial Properties/ West Haven LIR, LLC. File # SP-16-204
- b. **149 Orange Avenue.** Application for approval of a Special Permit and Site Plan Review to make site plan modifications to an existing Gas Station and Convenience Store in the RCPD (Planned Residential Commercial District). Applicant: Nadeem Khalid/Owner: Jatt, LLC. File # SP 16-206 and #SR 16-207.
- c. **337 Main Street.** Application for approval of a Special Permit to locate a Place of Assembly (Private Club, Hall, or similar facility) for The Twelve Step Club, Inc., in the existing American Legion Hall located in a CBD (Central Business District). Applicant: Richard Foster; Property Owner: American Legion, Post 71. File # SP 16-208.
- d. **461 Derby Avenue.** Applications for approval of a Special Permit, a Site Plan Review, and Automotive Location to operate an automobile repair shop on property located in an RB (Regional Business) District. Applicant: SKF Automotive, Inc.; Owner: Kirsten Gebbia. File # SP 16-209, # SR 16-210, and # CAL 16-211.

2. Update Report on Café Liquor Permit at Stevie B’s Café – Steve Body

3. Discussion of Adult Uses Moratorium

4. Consideration of Robinson and Cole request re: notification of property owners under Section 86.16 –File # ZR 16-212

5. Staff Reports

- a. Update to City Plan of Conservation and Development
- b. Discussion of Proposed Transit Oriented Development (TOD) Regulation Amendments
 - Introduction/Discussion of Forwarded Regulation
- c. Incomplete Applications
 - Proposed Addition to Mevlani Camii Mosque and School at 542-546 Ocean Avenue
 - Proposed Addition to Turkish Kebob House at 1153-1157 Campbell Avenue

Adjourn

Kathy Hendricks Chairman