

# 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, Commissioner of Planning and  
Development

### **AGENDA**

The West Haven Planning & Zoning Commission will hold a Public Hearing and Regular Meeting on Tuesday, August 23, 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 August 17, 2016

### **Public Hearing**

1. **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 26, 2016*).
2. **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. (*Continued from July 26, 2016*).
3. **85 Prindle Road** – Applications for approval of a Special Permit, a Site Plan Review, Erosion and Sediment Control Plan and Resource Removal, Filling or Grading Plan to regrade approximately 3.8 acres of land to accommodate the expanded storage of trailers for an existing Tractor-Trailer Facility in an LM District, pursuant to Table 39.2, and Sections 73, 74, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: The Eagle Leasing Company. File # SP 16-213 and ESCP 16-214.
4. **761 Campbell Avenue** – Application for approval of a Special Permit to convert second floor office space to an apartment use in an NB (Neighborhood Business) District, pursuant to Table 39.2 and Section 85 of the West Haven Zoning Regulations. Applicant: Vincent Sprague; Property Owner: JVR Properties 12. File # SP 16-215.

5. **523, 542, & 546 Ocean Avenue** – Applications for approval of a Special Permit, a Site Plan Review, and a Coastal Site Plan Review to construct additions and alterations to an existing building and modifications to existing parking to support a Religious Service Organization in an R2 Residential District, pursuant to Table 39.1, and Sections 60, 71, 75 and 85 of the West Haven Zoning Regulations. Applicant: Mevlana Camii Mosque/John B. Torello, Agent; Property Owner: United American Muslim Assoc. of NY, Inc. File# SP 16-216, SR 16-217, and CSPR 16-218.

### **Regular Meeting**

1. **Deliberation and Action on Public Hearing Items:**

- a. **149 Orange Avenue.** Application for Special Permit and Site Plan Review for modifications to an existing Gas Station and Convenience Store in the RCPD. Applicant: Nadeem Khalid/Owner: Jatt, LLC. File # SP 16-206 and #SR 16-207
  - b. **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 District. Applicant: SKF Automotive, Inc.; Owner: Kirsten Gebbia. File # SP 16-209, # SR 16-210, and # CAL 16-211.
  - c. **85 Prindle Road** – Applications for approval of a Special Permit, a Site Plan Review, Erosion and Sediment Control Plan and Resource Removal, Filling or Grading Plan to regrade approximately 3.8 acres of land to allow the expanded storage of trailers for an existing Tractor-Trailer Facility in an LM District. Applicant/Owner: The Eagle Leasing Company. File # SP 16-213 and ESCP 16-214.
  - d. **761 Campbell Avenue** – Application for approval of a Special Permit to convert second floor office space to an apartment use in an NB District. Applicant: Vincent Sprague; Property Owner: JVR Properties 12. File # SP 16-215.
  - e. **523, 542, & 546 Ocean Avenue** – Applications for approval of a Special Permit, a Site Plan Review, and a Coastal Site Plan Review to construct additions and alterations to an existing building and modifications to existing parking to support a Religious Service Organization in an R2 Residential District. Applicant: Mevlana Camii Mosque/John B. Torello, Agent; Property Owner: United American Muslim Assoc. of NY, Inc. File# SP 16-216, SR 16-217, and CSPR 16-218.
2. **589 Boston Post Road (AKA 589 Orange Avenue)** – Application for approval of a Site Plan modification to allow a 20,000 sq. ft. steel frame storage building in the RB (Regional Business) District, pursuant to Tables 20.1 and 39.2 and Sections 22.2, 60, and 75 of the West Haven Zoning Regulations. Applicant/Owner: Michelle & Efram Eckhaus/Ana & Steven C. White. File # SR 16-220.
  3. **West Spring Street Culvert Replacement.** The City of West Haven Bureau of Engineering seeks approval of a Section 8-24 Review to replace an existing culvert on the Cove River under West Spring Street.

4. **Discussion of Proposed Land Use Study During Proposed Moratorium, File # ZR 16-219**
  
5. **Reconsideration of Robinson and Cole request re: notification of property owners under Section 86.16 –File # ZR 16-212**
  
6. **Staff Reports**
  1. Update to City Plan of Conservation and Development
  2. Discussion of Proposed Transit Oriented Development (TOD) Regulation Amendments

**Adjourn**

Kathy Hendricks Chairman