

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, September 13, 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 23, 2016

Public Hearing

1. **Proposed Amendments to Article 2, Table 39.2 (Section E) and Article 7, Section 71.7 of the Zoning Regulations** – Application for approval of proposed text changes to the Zoning Regulations as follows: 1) Change the designation of “Regional Shopping Center” on Table 39.2 (Section E) under the WD District, from the letter “R” to the letters “SP”. This change would result in changing a Regional Shopping Center from being an As-of-Right use to a Special Permit use in the WD District; and 2) Modify Article 7, section 71.7 to require the Planning and Zoning Commission to hold a public hearing on any Coastal Site Plan application involving a proposed development consisting of an aggregate of ten (10) or more acres located fully or partially within the coastal boundary and landward of the mean high water mark. Applicant: SZS Enterprises, LLC and Robert McGinnity. File # ZR 16-212.
2. **Proposed Amendment to Article 3, Section 49.2 of the Zoning Regulations** – Application for approval of a moratorium on Adult-Oriented Businesses for a period of one year (12 months) to allow the City to study these uses and determine appropriate land use regulations related to the study’s findings. Applicant: West Haven Planning and Zoning Commission. File # ZR 16-219.
3. **Notice re: Settlement of Pending Lawsuit:** The Superior Court has scheduled a hearing to consider the stipulations settling the two appeals brought by Robert McGinnity, et al for September 19, 2016 at 10:00 am at Hartford Superior Court, 95 Washington Street, Hartford, CT. Any interested parties may appear and be heard on the matter. Parties attending the hearing should report to the Caseflow Office to be directed to the correct courtroom. (The Commission will not act on this Notice, but the public is invited to comment on it.)

Regular Meeting

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

- i. **Proposed Amendments to Article 2, Table 39.2 (Section E) and Article 7, Section 71.7 of the Zoning Regulations** – Application for approval of proposed text changes to the Zoning Regulations as follows: 1) Change the designation of “Regional Shopping Center” from being an As-of-Right use to a Special Permit use in the WD District; and 2) Modify Section 71.7 to require the Planning and Zoning Commission to hold a public hearing on any Coastal Site Plan application for a proposed development of ten (10) or more acres. Applicant: SZS Enterprises, LLC and Robert McGinnity. File # ZR 16-212.
 - ii. **Proposed Amendment to Article 3, Section 49.2 of the Zoning Regulations** – Application for approval of a moratorium on Adult-Oriented Businesses for one year (12 months). Applicant: West Haven Planning and Zoning Commission. File # ZR 16-219.
2. **300 Burwell Road** – Application for approval of a Site Plan Review and an Erosion and Sediment Control Plan to permit the demolition of an existing 1 million gallon water storage tank and the construction of a new, replacement 1 million gallon water storage tank on property located in an R-2 (Residential) District, pursuant to Tables 11.1 and 39.1, and Sections 74 and 75 of the West Haven Zoning Regulations. Applicant/Owner: South Central Connecticut Regional Water Authority. File # SR 16-221.

3. 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