

# 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 27, 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 September 13, 2016

### **Public Hearing**

1. **142 First Avenue.** Application for approval of a Special Permit to allow for up to three (3) parking spaces in the Front Yard, in an R-3 Residential District, pursuant to Section 60.7 and Section 85 of the West Haven Zoning Regulations. Applicant/Owner: Yolanda Fernandez. File # SP 16-222
2. **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.  
*(Continued from September 13, 2016.)*

### **Regular Meeting**

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

- i. **142 First Avenue.** Application for approval of a Special Permit to allow for up to three (3) parking spaces in the Front Yard, within an R-3 Residential District, pursuant to Section 60.7 and Section 85 of the West Haven Zoning Regulations. Applicant/Owner: Yolanda Fernandez. File # SP 16-222.

- ii. **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. (*Continued from September 13, 2016.*)
2. **1153-1157 Campbell Avenue.** Application for approval of a modification to an approved Site Plan to allow for an additional 950 square feet of building area and additional parking for an existing restaurant, located in an RCPD District, pursuant to Table 36.1, Section 60, and Section 75 of the West Haven Zoning Regulations. Applicant: Ihsan Kuru, d/b/a Turkish Kebab House/Owner: Eren Investments. File # SR 16-202.

### **3. Staff Reports**

1. Update to City Plan of Conservation and Development
2. Discussion of Proposed Transit Oriented Development (TOD) Regulation Amendments
  - a. Report on Mayor’s Participation in MICD Session in Miami, FL
3. Formation of Ad Hoc Committee to Study Adult-Oriented Businesses

### **Adjourn**

Kathy Hendricks Chairman