

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, October 25, 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 October 11, 2016

Public Hearing

1. **461 Derby Avenue.** Applications for approval of a Special Permit; a Site Plan Review; and Automotive Location to operate an automobile repair shop and used car dealership on property located in an RB 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 16-223, # SR 16-224 and # CAL 16-225.
2. **20 Orange Terrace.** Application for change of Zone from R-2 Residential District to RCPD (Residential-Commercial Design) District, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant/Owner: Forest Cove, LLC. File # ZM 16-227
3. **80 Prindle Road.** Applications for approval of a Special Permit; Site Plan Review; Resource, Removal, Filling or Grading; and Automotive Location to erect an automobile detailing facility and a truck storage facility on property located in an LM (Light Manufacturing) District, pursuant to Table 39.2 and Sections 44, 60, 73, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: Castro Enterprises, LLC. File # SP 16-228, SR 16-229, RFG 16-230 and CAL 16-231.

Regular Meeting

1. **Deliberation and Action on Public Hearing Items:**
 - i. **461 Derby Avenue.** Applications for approval of a Special Permit; a Site Plan Review; and Automotive Location to operate an automobile repair shop and used car dealership on property located in an RB 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 16-223, # SR 16-224 and # CAL 16-225.

- ii. **20 Orange Terrace.** Application for change of Zone from R-2 Residential District to RCPD (Residential-Commercial Design) District, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant/Owner: Forest Cove, LLC. File # ZM 16-227
 - iii. **80 Prindle Road.** Applications for approval of a Special Permit; Site Plan Review; Resource, Removal, Filling or Grading; and Automotive Location to erect an automobile detailing facility and a truck storage facility on property located in an LM (Light Manufacturing) District, pursuant to Table 39.2 and Sections 44, 60, 73, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: Castro Enterprises, LLC. File # SP 16-228, SR 16-229, RFG 16-230 and CAL 16-231.
2. **1 Greta Street.** Application for approval of a Site Plan to allow the construction of a 34 space gravel parking lot to accommodate additional parking needed for an existing apartment complex (V.I.P. Apartments, Building No. 4), located in an R-2 (Residential) District, pursuant to Section 60 and Section 75 of the West Haven Zoning Regulations. Applicant/Owner: Greta Street, Inc. File # SR 16-202.

3. Staff Reports

1. Update to City Plan of Conservation and Development
2. TOD Regulations
3. Update on Ad Hoc Committee to Study Adult-Oriented Businesses

Adjourn

Kathy Hendricks Chairman