

# 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 Special Public Hearing and Special Meeting on Thursday, November 10, 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 25, 2016

#### Public Hearing

1. 872 Orange Avenue (AKA 872 Boston Post Road). Applications for approval of a Special Permit, a Site Plan Review, and Automotive Location to operate an automotive 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: Yasin Buyukkaya; Owner: Joseph Valente. File # SP 16-236, #SR 16-237, and #CAL 16-238.
2. Proposed Amendments to the Zoning Regulations. Application for approval of multiple text changes to the City's Zoning Regulations as follows: 1) To include public access walkways as part of the Open Space calculation within comprehensive development (or redevelopment) plans; 2) To eliminate the restriction on the use of at grade parking lots within the WD (Waterfront Design) District; 3) To modify Area and Bulk Requirements in the WD District as follows: reduce Maximum Building Coverage from 40% to 35%; increase Maximum Impervious Surface Coverage from 20% to 55%; increase Maximum Lot Coverage from 60% to 80%; and reduce Minimum Open Space from 40% to 30%; and 4) to amend Parking Standards to allow the use of Shared Parking under certain conditions, with the approval of the Planning and Zoning Commission. Proposed text changes would amend Section 2.2, Section 36.2, Table 36.1, and add a new Section 60.13.3 to the West Haven Zoning Regulations. Applicant: City of West Haven, CT. File # ZR 16-232.
3. Proposed Changes to Zoning Map for Properties Located at 30 Main Street, 32 Main Street, 38 Main Street, 40 Main Street, 48 Main Street, 32 Bayview Place, 20 Bayview Place, and the Southeast Corner of Main Street and Bayview Place. Application for approval of

Changes to the Zoning Map for multiple properties currently located in the R-3, R-4 (Residential), OS (Open Space) and WD (Waterfront Design) Districts to the WD (Waterfront Design) District under Section 36, Section 86 and Section 92 of the West Haven Zoning Regulations. Applicant: City of West Haven, CT. File # ZM 16-233.

### **Special Meeting**

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

- i. 872 Orange Avenue (AKA 872 Boston Post Road).** Applications for approval of a Special Permit, a Site Plan Review, and Automotive Location to operate an automotive repair shop on property in an RB (Regional Business) District. Applicant: Yasin Buyukkaya; Owner: Joseph Valente. File # SP 16-236, #SR 16-237, and #CAL 16-238.
- ii. Proposed Amendments to the Zoning Regulations.** Application for approval of multiple text changes to the City's Zoning Regulations: 1) To include public access walkways as part of the Open Space calculation within comprehensive development (or redevelopment) plans; 2) To eliminate the restriction on the use of at grade parking lots within the WD District; 3) To modify Area and Bulk Requirements in the WD District as follows: reduce Maximum Building Coverage to 35%; increase Maximum Impervious Surface Coverage to 55%; increase Maximum Lot Coverage to 80%; and reduce Minimum Open Space to 30%; and 4) to amend Parking Standards to allow the use of Shared Parking under certain conditions. Applicant: City of West Haven, CT. File # ZR 16-232.
- iii. Proposed Changes to Zoning Map for Properties Located at 30 Main Street, 32 Main Street, 38 Main Street, 40 Main Street, 48 Main Street, 32 Bayview Place, 20 Bayview Place, and the Southeast Corner of Main Street and Bayview Place.** Application for approval of Changes to the Zoning Map for multiple properties currently located in the R-3, R-4, OS and WD Districts to the WD District. Applicant: City of West Haven, CT. File # ZM 16-233.

#### **2. 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**
- 4. Proposed 2017 Meeting Schedule**

### **Adjourn**

Kathy Hendricks Chairman