

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 Monday, November 14, 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 November 10, 2016

Public Hearing

1. **Proposed Amendments to the Zoning Regulations.** Application for approval of a revised set of Transit Oriented Development regulations to replace the existing Article 2, Section 35 of the regulations. Applicant: City of West Haven, CT. File #ZR 16-234.

Special Meeting

1. **Deliberation and Action on Public Hearing Items** (Including any items for which a public hearing has been completed on November 10, 2016 but an action has not been taken):
 - 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.

- iv. Proposed Amendments to the Zoning Regulations. Application for approval of a revised set of Transit Oriented Development regulations to replace the existing Article 2, Section 35 of the regulations. Applicant: City of West Haven, CT. File #ZR 16-234.

2. Approval of 2017 Meeting Schedule

Adjourn

Kathy Hendricks Chairman