

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, November 22, 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 and November 14, 2016

Public Hearing

1. **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.
(Continued from November 10, 2016)
2. **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. *(Continued from November 10, 2016)*
3. **Proposed Amendments to the Zoning Regulations.** Application for approval of a proposed change to Table 39.2 of the Zoning Regulations to make hotels, motels, boatels or inns a permitted use as-of-right in the CD (Commercial Design) District. Applicant: Scott Bixler, WoodSpring Hotels. File # 16-235

4. **1046-1050 Orange Avenue (AKA 1046-1050 Boston Post Road).** Applications for approval of a Special Permit; a Site Plan Review; and a Certificate of Automotive Location to continue the operation of a used car dealership 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: Maurice Moody, Sr.; Owner: Barry Lewis. File # SP 16-239, # SR 16-240 and # CAL 16-241.
5. **39 Elm Street.** Application for approval of a Special Permit to operate a Tattoo Shop on property located in a WD (Waterfront Design) District, pursuant to Sections 85 and 92 of the West Haven Zoning Regulations. Applicant: Ashley Velasquez; Owner: Luciano Coletta. File # SP 16-242

Special Meeting

1. Deliberation and Action on Public Hearing Items:

- i. **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.
- ii. **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.
- iii. **Proposed Amendments to the Zoning Regulations.** Application for approval of a proposed change to Table 39.2 of the Zoning Regulations to make hotels, motels, boatels or inns a permitted use as-of-right in the CD District. Applicant: Scott Bixler, WoodSpring Hotels. File # 16-234
- iv. **1046-1050 Orange Avenue (AKA 1046-1050 Boston Post Road).** Applications for approval of a Special Permit; a Site Plan Review; and a Certificate of Automotive Location to continue the operation of a used car dealership on property located in an RB District. Applicant: Maurice Moody, Sr.; Owner: Barry Lewis. File # SP 16-239, # SR 16-240 and # CAL 16-241.
- v. **39 Elm Street.** Application for approval of a Special Permit to operate a Tattoo Shop on property located in a WD District. Applicant: Ashley Velasquez; Owner: Luciano Coletta. File # SP 16-242.

2. Staff Reports

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

Adjourn

Kathy Hendricks Chairman