

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
Emilio Encarnacion, Commissioner
John Biancur, Commissioner

Open, Alternate
Gregory Milano, Alternate
Stacie Hurley, 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, January 9, 2018, 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 28, 2017 Meeting

Organizational Meeting

Election of Officers: Chairman
 Vice-Chairman
 Secretary

Public Hearing

1. **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 (amendments to Section 2.2 Definitions) ; 2) To eliminate the restriction on the use of at grade parking lots within the WD (Waterfront Design) District,(Section 36.2 Description and Intent of WD District); 3) To modify Area and Bulk Requirements in the WD District (Table 36.1) to: reduce Maximum Building Coverage from 40% to 35%; increase Maximum Impervious Surface Coverage from 20% to 60%; increase Maximum Lot Coverage from 60% to 80%; and reduce Minimum Open Space from 40% to 30%; and 4) to amend Parking Standards (Table 62.1) to require one parking space per 250 sq ft. for a Regional Shopping Center use in place of the current requirement of one parking space per 200 sq. ft. Applicant: The Haven Group, LLC. File # ZR 17-076.
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, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: The Haven Group, LLC. File # ZM 17-077.

3. **93 Campbell Avenue.** Special Permit application for a Restaurant Liquor Permit to serve alcohol at a new restaurant in the CBD (Central Business) District. Applicant: Karen D. May Owner: Harold and Evelyn Peschell. File #SP 17-079.

Regular Meeting

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

- a. **Proposed Amendments to the Zoning Regulations.** Application for approval of multiple text changes to the City's Zoning Regulations: Section 2.2 Definitions, Table 36.1, Section 36.2 and Table 62.1 Re: Regional Shopping Center in the WD District. Applicant: The Haven Group, LLC. File # ZR 17-076.
- b. **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.** Changing properties in multiple zones to the WD (Waterfront Design) District. Applicant: The Haven Group, LLC. File # ZM 17-077.
- c. **93 Campbell Avenue.** Special Permit application for a Restaurant Liquor Permit in the CBD (Central Business) District. Applicant: Karen D. May Owner: Harold and Evelyn Peschell. File #SP 17-079.

2. **Section 8-24 Review Re: Conveyance of Easement to Park Commons LLC and Sewer Relocation**

3. **Discussion of Proposed Text Change** Re: Places of Worship

4. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**

5. **Staff Reports**

- a. **Adult Business Use Regulation**

6. **Other Business**

7. **Adjourn**

Kathy Hendricks Chairman