



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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Open, Chairman
John Biancur, Vice-Chairman
Christopher Suggs, Secretary
Steven R. Mullins, Commissioner
Gene F. Sullivan, Commissioner

Michael Todd Taylor, Alternate
Gregory Milano, Alternate
Joseph Vecellio, Alternate
Brian Miller, Consultant
Catherine Conniff, Asst. City Planner

AGENDA

The West Haven Planning and Zoning Commission will hold a Regular meeting and Public Hearing on Tuesday, January 10, 2023, in the in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES FOR Regular Meeting and Public Hearings of November 22, 2022

ELECTION of CHAIRMAN

PUBLIC HEARING:

1. **Proposed Amendments to West Haven Zoning Regulations.** Proposed amendments establish a new Parking Standards to university research/ mixed use facilities in the Planned Research and Development PRD Zoning district. The district would base its primary number of parking spaces on the number of persons assigned to the facility- rather than gross floor area-in order to reflect actual parking demands pursuant to Section 60 and table 62.1 of the West Haven Zoning Regulations. Applicant: Yale University File # ZR-22-141

Deliberation on Public Hearing Item: File ZR #22- 141

2. **Proposed Amendment to Zoning Regulations:** Where allowed. Parking spaces shall be located on the same Zoning lot as the use to which they are accessory in R-1 and R-2 Zoning districts. In all other zoning districts off street parking spaces may be located on a separate zoning lot whose entrance is within 300 feet changed to 600 feet walking distance of the principal entrance of the structure that the parking serves, provided that; (1) parking for the principal use is permitted in the zoning district in which the accessory off-street parking lot is located and (2) there is a safe pedestrian walkway between the off-lot parking area and the principal use. pursuant to Section 60. 5.1 of the West Haven Zoning Regulations. Applicant: City of West Haven File ZR #22- 145

Deliberation on Public Hearing Item: File ZR #22- 145

3. **255 Meloy Road:** An application for Special Permit, Site Plan and Coastal Site Plan Review to construct Ground-Mounted Solar Energy Facility. The Meloy Road facility will be a 1010.8 kW DC (750kW AC) renewable clean Power. Owner/ Applicant: West Haven Solar One, LLC File SP #22-142 and SR, CSP #22-143

Deliberation on Public Hearing Item: File SP #22-142 and SR, CSP #22-143

Staff Reports Discussion on Zoning / POCD
Update on Bicycle Pedestrian Plan

Other Business: Election of Chairperson in accordance with Section 6.4 of the PZC by-laws

Adjournment

John Biancur, Vice-Chairman