



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516  
Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896 -1967

Kathleen Hendricks, 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  
Christopher Soto, Director  
Catherine Conniff, Asst. City Planner

### AGENDA

**The West Haven Planning and Zoning Commission will hold a Regular Meeting and Public Meeting on Tuesday, January 11, 2022, in the Harriet North Room, 2<sup>nd</sup> Floor, City Hall, and 355 Main Street, West Haven, CT at 6:00 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES FOR Regular and Public Meeting of November 23, 2021

#### **Public Hearing Continued:**

- 1. Proposed Amendment to Zoning Regulations:** The City of West Haven is proposing an amendment to Section 20 (Commercial District), Table 20.1 to reduce the minimum lot size per unit requirement to 1,300 Square Feet. The amendment also includes a change to Table 62.1 in parking space requirements to a maximum requirement of 2 parking spaces per dwelling unit in residential zones. File ZR #21-93

**Deliberation on Public Hearing Item:** File ZR #21-93

#### **Public Hearing:**

- 2. Proposed Amendments to Zoning Map:** The City of West Haven is proposing to amend the Zoning Map along portions of the R-3 (Residential) and PF (Public Facilities) districts along portions of Campbell Ave., Richards St., and Hall St. to become part of the adjacent NB (Neighborhood Business) District. File ZM #21-94

**Deliberation on Public Hearing Item:** File ZM #21-94

- 3. Proposed Amendments to Zoning Map:** The City of West Haven is proposing to amend the OS (Open Space) and SCR (Shoreline Commercial Retail) district boundary as it crosses the parcels at 5 and 6 Rock Street. File ZM #21-95

**Deliberation on Public Hearing Item:** File ZM #21-95



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516  
Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896 -1967

Kathleen Hendricks, 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  
Christopher Soto, Director  
Catherine Conniff, Asst. City Planner

- 4. Proposed Amendment to Zoning Regulations:** An amendment for the City of West Haven Zoning Regulation. The City seeks to make the following changes: 1. Cottage food operations as an as of right use within a dwelling. 2. Allow plant nurseries as of right within the TOD district. 3. Allow Breweries distilleries and farm wineries throughout various zoning districts within the City. The changes are in part a modernization of the Zoning regulations to allow for uses that are already allowed by State statute (cottage food operations) and as a way to spur economic development and new industries within the City. Specifically as a response to development options for city owned vacant and underutilized properties File #ZR 21-100

**Deliberation on Public Hearing Item:** File #ZR 21-100

- 5. 221 Bull Hill Lane:** MODIFICATION OR ORIGINALLY GRANTED SPECIAL PERMIT #SP 21-70. Modification is a change from a CAFÉ Liquor to a RESTAURANT Liquor Special Permit. (Previously Granted Special permit was: To create an Entertainment venue for Musical, Dance and comedy Performances. Special Permit application for approval of a liquor Bar / Cafe in the Neighborhood Business District (NB) pursuant to Section 45 and 85 of the West Haven Zoning Regulations. Applicant Robert Mangino,/ Owner Nickerson Properties, File # SP 21-70)

**Deliberation on Public Hearing Item:** File # SP 21-70 (MODIFICATION)

### **Regular Meeting**

### **Staff Reports**

### **Other Business**

- Approving the 2022 Planning and Zoning Calendar

### **Adjournment**

Kathy Hendricks, Chairman