

CITY OF WEST HAVEN, CONNECTICUT

Planning & Zoning Commission

City Hall | 355 Main Street | West Haven, Connecticut 06516

Kathleen Hendricks, Chairman
John Biancur, Vice-Chairman
Christopher Suggs, Secretary
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Open, Commissioner
Gregory Milano, Alternate

Stacie Hurley, Alternate
Open, Alternate
Fred A. Messore, Commissioner of Planning and
Development
David Killeen, Assistant City Planner

AGENDA

The West Haven Planning & Zoning Commission will hold a Public Hearing and Regular Meeting on Tuesday, January 23, 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 January 09, 2018 Meeting

Public Hearing

(Continued from January 09, 2018 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, pursuant to Section 86 of the West Haven Zoning Regulations. 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.

(New Applications):

3. **600 Derby Avenue, 85 Plainfield Avenue, 340 Fresh Meadow Road, 320 Fresh Meadow Road, 300 Fresh Meadow Road, and 280 Fresh Meadow Road.** Applications for approval of Special Permits and Site Plan Review to construct a 142,000 square foot Medical Regional Operations Center with associated site improvements in an Industrial Planned Development (IPD) District, pursuant to Table 39.2 and Sections 75 and 85 of the West Haven Zoning Regulations . Applicant/Owner: Yale-New Haven Health Services Corporation. File # SP 17-080 and SR 17-081.
4. **Proposed Amendments to the Zoning Regulations.** Application for approval of text changes to the City's Zoning Regulations to amend Table 39.2 to add Multi-Family Dwellings as a Special Permit Use in the Neighborhood Business (NB) and Residential Planned Development (RPD) Districts, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: Ken Nizolek. File # ZR 17-082.
5. **62 Treat Street.** Applications for approval of Special Permit and Site Plan Review to install wireless telecommunication antennas on an existing rooftop in an R4 Residential District, pursuant to Sections 48, 75, and 85 of the West Haven Zoning Regulations. Applicant: T-Mobile. Owner: 62 Treat Navcapman LLC. File # SP 17-083 and SR 17-084.
6. **381 Highland Street.** Applications for approval of Special Permit and Site Plan Review to install wireless telecommunication antennas to an existing billboard in a Neighborhood Business (NB) District, pursuant to Sections 48, 75, and 85 of the West Haven Zoning Regulations. Applicant: T-Mobile. Owner: Barrett Highland, LLC. File # SP 17-085 and SR 17-086.

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.** Requesting changes to zoning of properties in multiple zones to the WD District. Applicant: The Haven Group, LLC. File # ZM 17-077.
- c. **600 Derby Avenue, 85 Plainfield Avenue, 340 Fresh Meadow Road, 320 Fresh Meadow Road, 300 Fresh Meadow Road, and 280 Fresh Meadow Road.** Applications for approval of Special Permits and Site Plan Review to construct a 142,000 square foot Medical Regional Operations Center with site improvements in an IPD District. Applicant/Owner: Yale-New Haven Health Services Corporation. File # SP 17-080 and SR 17-081.
- d. **Proposed Amendments to the Zoning Regulations.** Application for approval of text changes to the City's Zoning Regulations to amend Table 39.2 to add Multi-Family

- Dwellings as a Special Permit Use in the NB and RPD Districts. Applicant: Ken Nizolek. File # ZR 17-082.
- e. **62 Treat Street.** Applications for approval of Special Permit and Site Plan Review to install wireless telecommunication antennas on an existing rooftop in an R4 District. Applicant: T-Mobile. Owner: 62 Treat Navcapman LLC. File # SP 17-083 and SR 17-084.
 - f. **381 Highland Street.** Applications for approval of Special Permit and Site Plan Review to install wireless telecommunication antennas to an existing billboard in an NB District. Applicant: T-Mobile. Owner: Barrett Highland, LLC. File # SP 17-085 and SR 17-086.
- 2. **Discussion of Proposed Text Change** Re: Places of Worship
 - 3. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**
 - 4. **Staff Reports**
 - a. **Adult Business Use Regulation**
 - 5. **Other Business**
 - 6. **Adjourn**

Kathy Hendricks Chairman