



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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Michael Todd Taylor, Alternate
Gregory Milano, Alternate
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Catherine Conniff, Asst. City Planner

AGENDA

The West Haven Planning and Zoning Commission will hold a Regular Meeting and Public Meeting on Tuesday, January 25, 2022, in the Harry M. Bailey Middle School Auditorium, 106 Morgan Lane, 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. **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)

- 3. 1 Cellini Place:** Application for a Special Permit to allow a Walk-in Clinic in conjunction with permitted Medical Services in the RCPD zone pursuant to Sections 39.2H and 82. Applicant/ Owner: Park Commons, LLC. File # SP 22-102

Deliberation on Public Hearing Item: File # SP 22-102

- 4. 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

- 5. 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

- 6. 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

The following Public hearings that have been noticed for January 25, 2022 have been tabled to the dates indicated alongside the item.

- 7. (PUBLIC HEARING HAS BEEN TABLED TO FEB. 23, 2022) Proposed Amendment to Zoning Regulations:** An application to amend the City of West Haven Zoning Regulation, Table 39.2 and 36.1. The amendment proposes changes to the allowed uses in the SRR zone, and to allow a maximum of 11 dwelling units in the SRR zone. Applicant: Kevin J. Curseaden / Owner: Delaurentis Management Corp. File #ZR 22-101

Deliberation on Public Hearing Item: File #ZR 22-101

8. **(PUBLIC HEARING HAS BEEN TABLED TO FEB. 8, 2022) Proposed Amendment to Zoning Regulations**: An application to amend Article 3, Section 44.4 of the West Haven Zoning Regulations to provide that the restriction on siting gasoline, diesel or other filling stations within 100 feet of a residentially-zoned lot shall not apply to a gasoline, diesel or other filling station having a convenience store on the same lot. Applicant: Joseph P. Williams, Esq./ Cumberland Farms, Inc. File #ZR 22-103

Deliberation on Public Hearing Item: File #ZR 22-103

9. **(PUBLIC HEARING HAS BEEN TABLED TO FEB. 23, 2022) Proposed Amendments to Zoning Map**: Savin Rock Partners, LLC is proposing to amend the Zoning Map to change the SCR Zone over the parcel know as 200 Captain Thomas Blvd (MBL: 021-0185-0-0000) to a SRR Zone as depicted on a map titled “Proposed Zone Change Map 200 a/k/a 200-270 Captain Thomas Boulevard” by Codespoti & Associates P.C. File ZM #22-104

Deliberation on Public Hearing Item: File ZM #22-104

Regular Meeting

Staff Reports

Other Business

- Approving the 2022 Planning and Zoning Calendar

Adjournment

Kathy Hendricks, Chairman