



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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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 Hearings on Tuesday, February 8th, 2022, in the Harriet North Room, 2nd Floor, City Hall, and 355 Main Street, West Haven, CT at 6:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF MINUTES FOR Regular and Public Meeting of January 25, 2022

Public Hearings:

1. **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)

2. **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

Regular Meeting

- 3. 106 Morgan Lane:** Site Plan Review Application for a 2,091 SF addition to the Harry M. Bailey Middle School Cafeteria. Applicant: Neil C. Cavallaro./ West Haven BOE. File #SR 22-105

Deliberation on Item: File #SR 22-105

- 4. West Haven Affordable Housing Plan:** Informational session on the status of the West Haven Affordable Housing Plan.

Staff Reports

Other Business

- 5. Executive Session:** Discussion re resolution of claims re: 221 Bull Hill Lane in Executive Session pursuant to Conn. Gen. Stats. 1-200 (6) (B).

Adjournment

Kathy Hendricks, Chairwoman