

# 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  
Steven R. Mullins, Commissioner  
Gene F. Sullivan, Commissioner  
Gregory Milano, Alternate

Debra A. Johnson, Alternate  
Joseph Vecellio, Alternate  
Fred A. Messoro, 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, February 25, 2020, 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 Special Meeting of February 6, 2020 and Regular Meeting of February 11, 2020

---

#### 1. **Public Hearing**

**202 Forest Road.** Special Permit, Site Plan Review and Coastal Site Plan Review applications to construct a new, mixed-use building (office/residential) with associated site improvements in the Neighborhood Business District, pursuant to Table 39.2 and Sections 71, 75 and 85 of the West Haven Zoning Regulations. Applicant/Owner: Vivienne Howard. File # SP 19-051, SR 19-052, and CSPR 19-053. (*Continued from Public Hearing of January 28, 2020*).

##### **Regular Meeting**

##### **Deliberation on Public Hearing Item: 202 FOREST ROAD.**

File # SP 19-051, SR 19-052, and CSPR 19-053.

---

#### 2. **Public Hearing**

**350 Frontage Road.** Special Permit and Site Plan Review applications to construct a 3,250 sq. ft. warehouse addition to store ignitable liquid/solid raw materials and products to comply with NFPA requirements in the Light Manufacturing (LM) District, pursuant to Table 39.2 and Sections 75 and 85 of the West Haven Zoning Regulations. Applicant/Owner: MacDermid Alpha. File # SP 20-001 and SR 20-002.

##### **Regular Meeting**

##### **Deliberation on Public Hearing Item: 350 FRONTAGE ROAD.**

File # SP 20-001 and SR 20-002.

---

3. **Public Hearing**

**Proposed Amendment to Zoning Regulations.** Proposed amendment to allow Active Adult Communities by Special Permit in specific Zoning Districts, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: West Haven Planning and Zoning Commission. File # ZR 20-003.

**Regular Meeting**

**Deliberation on Public Hearing Item: PROPOSED AMENDMENT TO ZONING REGULATIONS.** File # ZR 20-003.

---

4. **Public Hearing**

**222 Captain Thomas Boulevard.** Special Permit application to continue an existing nonconforming package store in the Shoreline Commercial Retail District, pursuant to Section 45 and 85 of the West Haven Zoning Regulations. Applicant: Manunkumar Patel. Owner: 200 Captain Realty, LLC. File # SP 20-006.

**Regular Meeting**

**Deliberation on Public Hearing Item: 222 CAPTAIN THOMAS BOULEVARD**  
File # SP 20-006.

---

5. **Public Hearing**

**456 Derby Avenue** Special Permit, Site Plan Review and Approval of Automotive Location applications to continue the operation of an existing nonconforming used car dealership in the Regional Business District, pursuant to Table 39.2 and Sections 44, 75, and 85 of the West Haven Zoning Regulations. Applicants: Issam T. Mousa and Samer Abdelsalam. Owner: Pasquale Civitella. File # SP 20-007, SR 20-008, and CAL 20-009.

**Regular Meeting**

**Deliberation on Public Hearing Item: 456 DERBY AVENUE**  
File # SP 20-007, SR 20-008, and CAL 20-009

---

**Regular Meeting**

1. **742 Washington Avenue.** Site Plan Review application to modify an approved Site Plan for a Building Materials/Lumber Yard in the Light Manufacturing (LM) District, pursuant to Section 75 of the West Haven Zoning Regulations . Applicant/Owner: WH Washington, LLC. File #SR 20-004.

2. **99 Jaffrey Street.** Site Plan Review application to convert a portion of an existing single family house for limited office use in the Regional Business (RB) District, pursuant to Section 75 of the West Haven Zoning Regulations. Applicant: Christopher Torkamani. Owner: Dalton Street Properties, LLC. File # SR 20-005
  
3. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**
  
4. **Staff Reports**
  
5. **Other Business**
  
6. **Adjourn**

Kathy Hendricks Chairman