

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. 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, March 10, 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 Regular Meeting of February 25, 2020

1. **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. *(Continued from February 25, 2020 Meeting).*

Regular Meeting

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

2. **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. *(Continued from February 25, 2020 Meeting).*

Regular Meeting

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

3. **Public Hearing**

1. **845 Jones Hill Road.** Special Permit application for a Restaurant Beer and Wine Liquor Permit for an existing restaurant in the Neighborhood Business (NB) District, pursuant to Table 39.2 and Sections 45 and 86 of the West Haven Zoning Regulations. Applicant: Walter J. Stolinis III. Owner: Woodlawn Plaza, LLC. File # SP 20-010.

Regular Meeting

Deliberation on Public Hearing Item: 845 JONES HILL ROAD

File # SP 20-010

Regular Meeting

1. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**
2. **Staff Reports**
3. **Other Business**
4. **Adjourn**

Kathy Hendricks Chairman