

# CITY OF WEST HAVEN, CONNECTICUT

## Planning & Zoning Commission

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

Kathleen Hendricks, Chairman  
Steven R. Mullins, Vice -Chairman  
Christopher Suggs, Secretary  
Alfred Posey, Commissioner  
John Biancur, Commissioner

Rich Standish, Alternate  
Barry Cohen, Alternate  
Open, Alternate  
David Killeen, Assistant City Planner  
Joseph A. Riccio, Commissioner of Planning and  
Development

### **AGENDA**

The West Haven Planning & Zoning Commission will hold a Public Hearing and Regular Meeting on Tuesday, March 14, 2017, 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 February 14, 2017 Meeting

### **Public Hearing**

1. **Proposed Amendments to the Zoning Regulations.** Application for approval of text changes to the City's Zoning Regulations as follows: 1) To define "Digitally Enhanced or Electronic Billboard" and 2) To establish conditions for the approval of electronic billboards in the City. Proposed text changes would amend Section 65.2 and 65.4.7 and add a new Section 69.5 to the West Haven Zoning Regulations. Applicant: Outfront Media, LLC. File # ZR 17-01.
2. **Proposed Amendments to the Zoning Regulations.** Application for approval of amendments to Section 46, Keeping of Animals, to establish requirements for the Keeping of Hens. Proposed text changes would amend Section 46.1.1 and add a new Section 46.3 to the West Haven Zoning Regulations. Applicant: City of West Haven Animal Control. File # ZR 17-02.
3. **Proposed Changes to Zoning Map for Properties Located at 179 Richards Street and 70 Hall Street.** Application for approval of Changes to the Zoning Map for two properties currently located in the R-3 (Residential) District to the PF (Public Facilities) District under Section 38, Section 86 and Section 92 of the West Haven Zoning Regulations. Applicant: City of West Haven, CT. File # ZM 17-08.
4. **Proposed Amendments to the Zoning Regulations.** Application for approval of multiple text changes to the City's Zoning Regulations: 1) To amend Section 38.2 and Table 39.2 to allow limited Multi-Family residential uses by Special Permit in the PF (Public Facilities) District, and 2) to modify Table 62.1 re: parking for multi-family dwellings in the PF District. Proposed text changes would amend Section 38.2 and modify Table 39.2 and Table 62.1 of the West

Haven Zoning Regulations. Applicant: City of West Haven, CT. File # ZR 17-09.

5. **137 Orange Avenue.** Applications for approval of a Special Permit and a Liquor Permit to relocate an existing package store business from 221 Orange Avenue to 137 Orange Avenue, in an RCPD (Planned Residential Commercial) District, pursuant to Table 39.2, and Sections 45, 85 and 92 of the West Haven Zoning Regulations. Applicant: Ajay Patel Business: AMIT, LLC/Park Liquor Store; Owner: Life is Great, LLC. File # SP 17-012.

### **Regular Meeting**

#### 1. **Deliberation and Action on Public Hearing Items:**

- a. **Proposed Amendments to the Zoning Regulations.** Application for approval of text changes to the City's Zoning Regulations: 1) To define "Digitally Enhanced or Electronic Billboard" and 2) To establish conditions for the approval of electronic billboards in the City. Applicant: Outfront Media, LLC. File # ZR 17-01.
  - b. **Proposed Amendments to the Zoning Regulations.** Application for approval of amendments to Section 46, Keeping of Animals, to establish requirements for the Keeping of Hens. Applicant: City of West Haven Animal Control. File # ZR 17-02.
  - c. **Proposed Changes to Zoning Map for Properties Located at 179 Richards Street and 70 Hall Street.** Application for approval of Changes to the Zoning Map for two properties from the R-3 (Residential) District to the PF (Public Facilities) District. Applicant: City of West Haven, CT. File # ZM 17-08.
  - d. **Proposed Amendments to the Zoning Regulations.** Application for approval of multiple text changes to the City's Zoning Regulations: 1) To amend Section 38.2 and Table 39.2 to allow limited Multi-Family residential uses by Special Permit in the PF (Public Facilities) District, and 2) to modify Table 62.1 re: parking for multi-family dwellings in the PF District. Applicant: City of West Haven, CT. File # ZR 17-09.
  - e. **137 Orange Avenue.** Applications for approval of a Special Permit and a Liquor Permit to relocate an existing package store business from 221 Orange Avenue to 137 Orange Avenue, in an RCPD (Planned Residential Commercial) District. Applicant: Ajay Patel Business: AMIT, LLC/Park Liquor Store; Owner: Life is Great, LLC. File # SP 17-012.
2. **Section 8-24 Review and Report:** Proposed sale of Center Street (Assessor's Map 44 Lot 198), 395 First Avenue, and Bayview Park properties to the Haven Group, LLC
  3. **Request for Approval of Alternate Form of Notice** Re: Proposed Changes to the Zoning Regulations Re: Section 2.2, Definition of Open Space, Table 36.1, Area and Bulk Requirements in the WD District, Section 36.2, Description and Intent, WD District, and Table 62.1, Parking Requirements, File # ZR 17-010. Applicant: City of West Haven.

4. **Request for Approval of Alternate Form of Notice** Re: Proposed Changes to the Zoning Regulations  
Re: Parking Requirements for “Self Storage” Use

5. **Staff Reports**

- a. **Adult Use Study Committee**
- b. **Update to Plan of Conservation and Development**

6. **Other Business**

**Adjourn**

Kathy Hendricks Chairman