

# 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

Stacie Hurley, Alternate  
Debra A. Johnson, 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 27, 2018, 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 27, 2018 Meeting

### Executive Session

Discussion of pending Litigation - Belbusti v. City of West Haven

### Public Hearing

1. **158 Bull Hill Lane.** Request for approval of Special Permit and Site Plan Review applications to convert 1<sup>st</sup> floor commercial space to 2 apartments, in a Neighborhood Business (NB) District, pursuant to Table 39.2, Section 75, and Section 85 of the Zoning Regulations. Applicant: Ken Nizolek, Owner: KJN Realty, LLC. File # SP 18-005, SR 18-006.
2. **145 (AKA 137) Boston Post Road/Orange Avenue.** Request for approval of a Special Permit application to allow a yoga studio/wellness center in a Planned Residential Commercial (RCPD) District, pursuant to Table 39.2 and Section 85 of the Zoning Regulations. Applicant: Michele Scalpi, Tina Ford, Mark Vandenbrul. Owner: Michael Wiesner. File #SP 18-004.
3. **Proposed Amendments to the Zoning Regulations.** Application to amend Zoning Regulations to define adult oriented establishments and create standards for approval of this use, limited to the Light Manufacturing (LM) and the Industrial Planned Development (IPD) Districts. Applicant: City of West Haven Planning and Zoning Commission. File # ZR 18-003.

### Regular Meeting

1. **Resolution** to vote in favor of Proposed Stipulation Agreeing to Amend the Condition of a Special Permit approved by the Planning and Zoning Commission on August 23, 2016 to Connecticut Melvana Camii Mosque for 546 Ocean Avenue West Haven, Connecticut.

2. **Deliberation and Action on Public Hearing Items:**

- a. **158 Bull Hill Lane.** Special Permit/Site Plan applications to convert 1<sup>st</sup> floor commercial space to 2 apartments, in a NB District. Applicant: Ken Nizolek, Owner: KJN Realty, LLC. File # SP 18-005, SR 18-006.
- b. **145 (AKA 137) Boston Post Road/Orange Avenue.** Special Permit application to allow a yoga studio/wellness center in a RCPD District. Applicant: Michele Scalpi, Tina Ford, Mark Vandenbrul. Owner: Michael Wiesner. File #SP 18-004.
- c. **Proposed Amendments to the Zoning Regulations.** Application to amend Zoning Regulations to define adult oriented establishments and create standards for approval of this use, limited to the LM and IPD Districts. Applicant: City of West Haven Planning and Zoning Commission. File # ZR 18-003.

3. **Discussion of Proposed Text Change** Re: Places of Worship

4. **Discussion of Possible Text Change re: Outdoor Display of Merchandise in the SCR and SRR Districts**

5. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**

6. **Staff Reports**

- a. Permit Fee Structure

7. **Other Business**

8. **Adjourn**

Kathy Hendricks Chairman