

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
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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, May 22, 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 April 24, 2018 Meeting

Public Hearing

1. **750 First Avenue.** Application to amend Zoning Map to change property at 750 First Avenue from Public Facilities (PF) Zone to the Neighborhood Business (NB) Zone, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: Yasir Nomani. Owner: Oak Grove Cemetery Association. File # ZM 18-007.
2. **Proposed Amendments to Zoning Regulations:** The City of West Haven Planning and Zoning Commission proposes multiple amendments to Section 2.2, Definitions, and Tables 39.1, 39.2 and Table 62.1 of the City's Zoning Regulations to establish the same procedure for approval of Places of Worship and Places of Assembly. File #ZR 18-010.
3. **Proposed Amendments to Zoning Regulations:** The City of West Haven Planning and Zoning Commission proposes amendments to Section 20.9 of the City's Zoning Regulations to allow limited outdoor display of merchandise in the Shoreline Commercial Retail (SCR) and Shoreline Residential Retail (SRR) Districts. File #ZR 18-011.
4. **Proposed Amendments to Zoning Regulations:** The City of West Haven Planning and Zoning Commission proposes amendments to Table 62.1 to allow parking for Restaurants, Nightclubs, Taverns, Cafes or Bars to be calculated at the same rate as retail space when located within 1300 feet of a university when part of a mixed-use building (residential/commercial), and located on a State Road, in the RB and RCPD Districts. File #ZR 18-012.

Regular Meeting

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

- a. **750 First Avenue.** Application to amend Zoning Map to change property at 750 First Avenue from PF Zone to the NB Zone. Applicant: Yasir Nomani. Owner: Oak Grove Cemetery Association. File # ZM 18-007.
 - b. **Proposed Amendments to Zoning Regulations:** The City of West Haven Planning and Zoning Commission proposes multiple amendments to establish the same procedure for approval of Places of Worship and Places of Assembly. City of West Haven Planning and Zoning Commission. File #ZR 18-010.
 - c. **Proposed Amendments to Zoning Regulations:** The City of West Haven Planning and Zoning Commission proposes amendments to Section 20.9 re: outdoor display of merchandise in the SCR and SRR Districts. File #ZR 18-011.
 - d. **Proposed Amendments to Zoning Regulations:** The City of West Haven Planning and Zoning Commission proposes amendments to Table 62.1 to allow parking for Restaurants, Nightclubs, Taverns, Cafes or Bars to be calculated at the same rate as retail space under certain conditions, in the RB and RCPD Districts. File #ZR 18-012.
2. **524 Sawmill Road** – Application for approval of a Site Plan Review for a proposed addition to the existing Texas Roadhouse, in a Commercial Design (CD) District, pursuant to Section 75 of the West Haven Zoning Regulations. Applicant: Chris Journey. Owner: Texas Roadhouse Holdings, LLC. File # SR 18-013.
 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