

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, June 12, 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 May 22, 2018 Meeting

Public Hearing

1. **502 Main Street.** Applicant seeks Special Permit approval to operate a chiropractic office as a less nonconforming use than the previous credit union in an R2 (Single Family) Residential District, pursuant to Sections 81 and 85 of the West Haven Zoning Regulations. Applicant: R. Mark Pappas. Owner: US Alliance Financial fka West Haven Teachers Federal Credit Union. File # SP 18-014.
2. **596 First Avenue.** Applicant seeks approval of a change of zone from the R3 (Multi-Family) Residential District to the Waterfront Design (WD) District, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: Juan Ysidro Fernandez. Owner: Unique Properties, LLC. File # ZM 18-015.
3. **596 First Avenue.** Applicant seeks Special Permit approval of a Grocery Beer Liquor Permit for an existing convenience market in a proposed Waterfront Design (WD) District, pursuant to Sections 45 and 86 of the West Haven Zoning Regulations. Applicant: First Ave Delimart. Owner: Unique Properties, LLC. File # SP 18-016.

Regular Meeting

1. **Deliberation and Action on Public Hearing Items:**
 - a. **502 Main Street.** Applicant seeks Special Permit approval to operate a chiropractic office as a less nonconforming use than the previous credit union in an R2 (Single Family) Residential District. Applicant: R. Mark Pappas. Owner: US Alliance Financial fka West Haven Teachers Federal Credit Union. File # SP 18-014.

- b. **596 First Avenue.** Applicant seeks approval of a change of zone from the R3 (Multi-Family) Residential District to the Waterfront Design (WD) District. Applicant: Juan Ysidro Fernandez. Owner: Unique Properties, LLC. File # ZM 18-015.
 - c. **596 First Avenue.** Applicant seeks Special Permit approval of a Grocery Beer Liquor Permit for an existing convenience market in a proposed Waterfront Design (WD) District. Applicant: First Ave Delimart. Owner: Unique Properties, LLC. File # SP 18-016.
2. **Request for Approval of Alternate Notification Procedures for Large Scale Development Under Section 92.2.3.** The Haven Group LLC requests modification of the sign posting requirements for their upcoming Application #SP 18-020, SR 18-021, and CSPR 18-022.
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