

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
Open Seat, 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, July 24, 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 July 10, 2018 Meeting

Public Hearing

1. **857 Boston Post Road.** Applicant seeks Special Permit approval for Outdoor Dining in a Regional Business (RB) District, pursuant to Section 20.10 and 85 of the West Haven Zoning Regulations. Applicant: Quinne Wright. Owner: Bart Realty. File # SP 18-023.
(Continued from the June 26, 2018 hearing.)
2. **261 Platt Avenue.** Applications for approval of Special Permit, Site Plan Review and Coastal Site Plan Review to renovate an existing automobile service station into a gas station with convenience store, in a Neighborhood Business (NB) District, pursuant to Table 39.2, and Sections 71, 75, and 85 of the West Haven Zoning Regulations. Applicant: United Energy Company. Owner: Wischert Management, LLC. File # SP 18-024, SR 18-025, and CSPR 18-026.
3. **10 Forest Road, 275 Orange Avenue, 16 Forest Road, 20 Forest Road, 24 Forest Road and 14 Orange Terrace.** Application for approval of a Special Permit to locate 64 parking spaces within the front yard as part of a temporary parking lot containing a total of 130 parking spaces in a Planned Residential Commercial (RCPD) District, pursuant to Sections 60.7 and 85 of the West Haven Zoning Regulations. Applicant/Owner: Forest Cove, LLC. File # SP 18-027.
4. **53 Mix Avenue.** Applications for approval of a Special Permit and Site Plan Review in order to install nine (9) wireless telecommunication antennas to an existing billboard, with associated equipment, in a Light Manufacturing (LM) District, pursuant to Sections 48 and 85 of the West Haven Zoning Regulations. Applicant: T-Mobile. Owner: Gannett Outdoor Company of Connecticut. File # SP 18-029 and SR 18-030.
5. **217-19 Campbell Avenue.** Special Permit application for approval of outdoor dining and a liquor license to serve beer and wine at an existing restaurant in a Central Business (CBD)

District zone, pursuant to Section 20.10, 45, and 85 of the West Haven Zoning Regulations. Applicant: Ihsan Ulhaq. Owner: Abele Grillo, File # SP 18-031.

Regular Meeting

1. Deliberation and Action on Public Hearing Items:

- a. **857 Boston Post Road.** Applicant seeks Special Permit approval for Outdoor Dining in an RB District. Applicant: Quinne Wright. Owner: Bart Realty. File # SP 18-023. *(Continued from the June 26, 2018 hearing.)*
- b. **261 Platt Avenue.** Special Permit, Site Plan Review and Coastal Site Plan Review applications to renovate an existing automobile service station into a gas station with convenience store, in an NB District. Applicant: United Energy Company. Owner: Wischert Management, LLC. File # SP 18-024, SR 18-025, and CSPR 18-026.
- c. **10 Forest Road, 275 Orange Avenue, 16 Forest Road, 20 Forest Road, 24 Forest Road and 14 Orange Terrace.** Special Permit application to locate 64 parking spaces within the front yard as part of a temporary parking lot in an RCPD District. Applicant/Owner: Forest Cove, LLC. File # SP 18-027.
- d. **53 Mix Avenue.** Special Permit and Site Plan Review applications to install nine (9) wireless telecommunication antennas on an existing billboard, with associated equipment, in an LM District. Applicant: T-Mobile. Owner: Gannett Outdoor Company of Connecticut. File # SP 18-029 and SR 18-030.
- e. **217-19 Campbell Avenue.** Special Permit application for approval of outdoor dining and a liquor license to serve beer and wine at an existing restaurant in a CBD zone. Applicant: Ihsan Ulhaq. Owner: Abele Grillo, File # SP 18-031.

2. **10 Forest Road, 275 Orange Avenue, 16 Forest Road, 20 Forest Road, 24 Forest Road and 14 Orange Terrace.** Application for approval of a Site Plan Review in order to construct a temporary parking lot containing a total of 130 parking spaces, including 24 replacement parking spaces for the Louis J. Piantino Branch Library in a Planned Residential Commercial (RCPD) District, pursuant to Section 75 of the West Haven Zoning Regulations. Applicant/Owner: Forest Cove, LLC and Park Commons, LLC. File # SR 18-028.

3. **260 Rockdale Road .** Application for approval of a Site Plan Review in order to construct a concession stand and restroom facility in an Educational Facilities District (EFD), pursuant to Section 75 of the West Haven Zoning Regulations. Applicant/Owner: University of New Haven. File # SR 18-032.

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

5. **Staff Reports**

6. **Other Business**

7. **Adjourn**