

# 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, August 14, 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 and July 24, 2018 Meetings

### **Public Hearing**

1. **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 C SPR 18-026. *(Continued from the July 24, 2018 hearing.)*
2. **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. *(Continued from the July 24, 2018 hearing.)*
3. **2-8 Ashburton Place.** Applications for approval of a Special Permit and Site Plan Review, including an Erosion and Sediment Control Plan, to permit the construction of a 16-unit multi-family housing development, pursuant to Tables 20.1 and 39.2 and Sections 74, 75 and 85 of the West Haven Zoning Regulations, in the Central Business District (CBD). Applicant/Owner: Bert Qubes, LLC. File # SP 18-033 and SR 18-034.

### **Regular Meeting**

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

- a. **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. (Continued from the July 24, 2018 hearing.)

b. **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. (Continued from the July 24, 2018 hearing.)

c. **2-8 Ashburton Place.** Applications for approval of a Special Permit and Site Plan Review to permit the construction of a 16-unit multi-family housing development in the Central Business District. Applicant/Owner: Bert Qubes, LLC. File # SP 18-033 and SR 18-034.

2. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**
3. **Staff Reports**
  - a. Discussion of Possible Regulations re: Medical Marijuana Dispensaries/Facilities
4. **Other Business**
5. **Adjourn**

Kathy Hendricks Chairman