

# 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, September 25, 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 September 11, 2018 Meetings

### **Public Hearing**

1. **5 Industry Drive Extension**. Special Permit and Site Plan Review applications to construct an office and storage building with associated parking, in an Industrial Planned Development (IPD) District, pursuant to Table 39.2 and Sections 75 and 85 of the West Haven Zoning Regulations. Applicant/Owner: Borrelli Realty, LLC. File # SP 18-035 and SR 18-036.
2. **1046 Orange Avenue/Boston Post Road**. Special Permit and Site Plan Review applications to expand current service shop and change traffic flow for an existing used car dealership in a Regional Business (RB) District, pursuant to Sections 44, 75, and 85 of the West Haven Zoning Regulations. Applicant: Elite Motors, LLC. Owner: 1046 Orange Avenue, LLC. File # SP 18-037 and SR 18-038.
3. **1055 Boston Post Road**. Special Permit application to request restaurant wine/beer liquor permit in a Regional Business (RB) District, pursuant to Sections 45 and 85 of the West Haven Zoning Regulations. Applicant: Adriou Rodriguez, Owner: Guo Family, LLC. File # SP 18-039.
4. **Beach Street Elevation Project, Phase 1**. The City proposes to elevate a section of First Avenue from Monahan Place to south of the Water Treatment Plant as Phase 1 of the Beach Street Roadway Improvements project. The Planning and Zoning Commission will conduct a public hearing on this item and consider the project under Section 8-24 CGS for consistency with the Plan of Conservation and Development. Applicant/Owner: City of West Haven.

**Regular Meeting**

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

- a. **5 Industry Drive Extension** . Special Permit and Site Plan Review applications to construct an office and storage building with associated parking, in an IPD District. Applicant/Owner: Borrelli Realty, LLC. File # SP 18-035 and SR 18-036.
- b. **1046 Orange Avenue/Boston Post Road**. Special Permit and Site Plan Review applications to expand current service shop and change traffic flow for an existing used car dealership in an RB District. Applicant: Elite Motors, LLC. Owner: 1046 Orange Avenue, LLC. File # SP 18-037 and SR 18-038.
- c. **1055 Boston Post Road**. Special Permit application to request restaurant wine/beer liquor permit in an RB District. Applicant: Adriou Rodriguez, Owner: Guo Family, LLC. File # SP 18-039.
- d. **Beach Street Elevation Project, Phase 1**. The City proposes to elevate a section of First Avenue from Monahan Place to south of the Water Treatment Plant as Phase 1 of the Beach Street Roadway Improvements project, pursuant to Section 8-24 of the CT General Statutes. Applicant/Owner: City of West Haven.

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