

# 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, October 8, 2019, 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 19, 2019 Special Hearing and Meeting and September 24, 2019 Regular Hearing and Meeting

### **Public Hearing**

- 1. Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations to establish a new use "Active Adult Community" as a Special Permit use in the R-1 (Single Family) Residential District and to establish standards for approval of this use, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: BLLT LLC. File # ZR-19-031. (*Continued from August 13, 2019 and September 24, 2019 Hearings.*)
- 2. 461 Derby Avenue.** Applications for Special Permit approval of a vehicle repair shop in the Regional Business District, pursuant to Table 39.2 and Sections 44 and 85 of the West Haven Zoning Regulations. Applicant: Astro Auto Repair, LLC. Owner: SKF Automotive, Inc. File # SP 19-035, SR 19-036 and CAL 19-037.
- 3. 82 Campbell Avenue.** Application for Special Permit approval of a Pet Grooming shop in a Central Business District, pursuant to Table 39.2 and Section 85 of the West Haven Zoning Regulations. Applicant: Heather LeClaire. Owners: James/Anita Diglio. File # SP 19-039.
- 4. 81 Farwell Street.** Application to modify conditions of an existing Special Permit to allow waste consolidation and container cleaning for a medical waste handling facility in the Industrial Planned Development District, pursuant to Section 85 of the West Haven Zoning Regulations. Applicant: MedXWaste-NY LLC. Owner: JPSF Properties, LLC. File # SP 19-040.

**Regular Meeting**

1. **Deliberation on Public Hearing Items**

- a. **588 Ocean Avenue.** Applications for Special Permit, Site Plan Review and Coastal Site Plan Review, to allow the expansion of an existing rest home facility in the R-2 Residential District. Applicant/Owner: Seacrest Retirement LLC. File #SP 19-032, SR 19-033 and CSPR 19-034
- b. **Proposed Amendments to Zoning Regulations.** Proposed amendments re: “Active Adult Community”. Applicant: BLLT LLC. File # ZR-19-031.
- c. **461 Derby Avenue.** Application for Special Permit for a vehicle repair shop in the RB District. Applicant: Astro Auto Repair, LLC. Owner: SKF Automotive, Inc. File # SP 19-035, SR 19-036 and CAL 19-037.
- d. **82 Campbell Avenue.** Application for Special Permit for a Pet Grooming shop in a CBD District. Applicant: Heather LeClaire. Owners: James/Anita Diglio. File # SP 19-039.
- e. **81 Farwell Street.** Application to modify conditions of an existing Special Permit for a medical waste handling facility in the IPD District. Applicant: MedXWaste-NY LLC. Owner: JPSF Properties, LLC. File # SP 19-040.

2. **93 Campbell Avenue.** Request for approval of weekly special event at Charlie and James Place.

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