

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, April 26, 2016, in the Harriet North room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Posey, Standish, Cohen, ZEO Conniff, Assistant City Planner Killeen, Planning and Zoning Commissioner Riccio, City Councilperson liaison Avery and Corporation Counsel Amendola. Absent were Commissioners Trapani, Suggs and Mullins.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Posey made a motion to approve the meeting minutes of April 12, 2016, seconded by Commissioner Standish and passed.

Public Hearing

1. **4 Ocean Avenue:** Application for approval of a Special Permit Application to allow a liquor permit for beer and wine only at a preexisting specialty food retail shop located in the NB (Neighborhood Business) District of the City of West Haven under Table 39.2 and Sections 45, 85, and 92 of the West Haven Zoning Regulations. Applicant: Louise Martone; Owner: Carlos Gomez; File # SP-16-189

Applicant stated there will be no changes made to the premises. The application is for the serving of wine and beer only. The hours will remain the same for now. 7 a.m. to 6 p.m. There is a possibility that the hours may extend to 8 or 9 p.m. in the summer. There will be no wine or beer sold on the patio. Mr. Killeen read into the record comments from the Building Official and the Fire Department. He also advised the commission when approving a special permit to voice their findings that are consistent with the special permit zoning regulations.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Commissioner Standish made a motion to close the public hearing on File #SP 16-189, seconded by Commissioner Cohen and passed.

Commissioner Standish made a motion to approve File #SP 16-189, seconded by Commissioner and passed 3-1 (Posey abstained)

Regular Meeting

1. Receipt and Discussion of Review Process for The Haven South Development Applications

- a. Zone Change Application – City of West Haven - anticipated public hearing June 2, 2016
- b. Text Change Application – City of West Haven
- c. Special Permit Application – The Haven Group LLC – has not been submitted as yet
- d. Site Plan Review Application – The Haven Group LLC – has not been submitted as of yet.
- e. Coastal Site Plan Review Application – The Haven Group LLC

Mr. Killeen explained the reason for the zone and text change applications and informed the commission that these applications will be coming before the commission at a future public hearing. He is asking for authorization from this commission to send them to other agencies as required.

2. Staff Reports

1. Update to City Plan of Conservation and Development

A steering committee has been appointed and the first meeting in Thursday, April 28th at 4 p.m.

2. Discussion of Proposed Transit Oriented Development (TOD) Regulation Amendments

Mr. Killeen distributed a summary of parking regulations for the TOD district. A public hearing will be scheduled in the near future.

3. Proposed Text Change to Section 2.2, Definition of Family

ZEO Conniff submitted the text changes that will be considered for a possible public hearing on June 14th.

ADJOURNMENT: 7:29 p.m.

Commissioner Posey made a motion to adjourn, seconded by Commissioner Standish and passed.