

CITY OF WEST HAVEN, CONNECTICUT

Planning & Zoning Commission

City Hall | 355 Main Street West Haven, Connecticut 06516

Kathleen Hendricks, Chairman
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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, April 9, 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 March 26, 2019 Meeting

Public Hearing

1. **Proposed Amendment to Zoning Regulations.** Proposed amendments to Article I, Definitions, and Table 39.2 to define a new use, Recycling Processing Facility, and add this use as a permitted use subject to Special Permit approval of the Planning and Zoning Commission in the Light Manufacturing and Industrial Planned Development Districts, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: 55 Industry Drive, LLC. File # ZR 19-008.
2. **456 Forest Road.** Special Permit application for approval of a Restaurant Liquor Permit to expand an existing restaurant in the Neighborhood Business District, pursuant to Table 39.2 and Sections 45 and 86 of the West Haven Zoning Regulations. Owner: Saoco Plaza, LLC. Applicant: Juan Carlos Arbelaez. File # SP 19-009.
3. **693 & 697 Forest Road.** Applicant proposes to change the zone of the property located at 697 Forest Road and a portion of the property located at 693 Forest Road from the R1 (Single Family Residential) District to the PF (Public Facilities) District, pursuant to Section 86 of the West Haven Zoning Regulations. Owner/Applicant: Yale University. File # ZM 19-010.

Regular Meeting

1. **Deliberation on Public Hearing Items**
 - a. **Proposed Amendment to Zoning Regulations.** Proposed amendments to define a new use, Recycling Processing Facility, subject to Special Permit approval in the LM and IPD Districts. Applicant: 55 Industry Drive, LLC. File # ZR 19-008.
 - b. **456 Forest Road.** Special Permit application for approval of a Restaurant Liquor Permit in the NB District. Owner: Saoco Plaza, LLC. Applicant: Juan Carlos Arbelaez. File # SP 19-009.

- c. **693 & 697 Forest Road.** Proposed Zone Change for property located at 697 Forest Road and a portion of the property located at 693 Forest Road from the R1 District to the PF District. Owner/Applicant: Yale University. File # ZM 19-010.

2. **741 Washington Avenue, 52 Richards Place, and 8 North Union Avenue.** – Applicant seeks approval of Site Plan Review and Coastal Site Plan Review applications to renovate and revitalize an existing lumberyard facility in the Light Manufacturing (LM) District. Applicant: West Haven Richards, LLC & West Haven Washington, LLC. File # SR 19-006 and CSPR 19-007.)

3. **Request for Release of Bond** – Re: 85 Prindle Road. Applicant, The Eagle Leasing Company, was approved to regrade approximately 6 acres to accommodate the expanded storage of approximately 144 trailers in an LM District. (Approved May 9, 2017).

4. **Discussion of Report from Bylaws Subcommittee**

5. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**
 - a. Allingtown Community Workshop April 1

6. **Staff Reports**

7. **Other Business**

8. **Adjourn**

Kathy Hendricks Chairman