



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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Brian Miller, Consultant
Catherine Conniff, Asst. City Planner

AGENDA

The West Haven Planning and Zoning Commission will hold a Regular Meeting and Public Hearing on Tuesday, April 25, 2023, in the in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES FOR Regular and Public Meeting of March 28, 2023

PUBLIC HEARING:

80 Fresh Meadow Road: A Special Permit for parking in the front yard and Site Plan Review to construct a gravel parking area as an accessory parking area for the church employees and parishioners. In the IPD (Industrial Planned Development) district pursuant to Sections 45 and 85 of the City of West Haven Zoning Regulations. Applicant: Richard Altschuler Esq. / Owner: Good Shephard Ministries A/G File # SP 23- 169 and SR 23-170

Deliberation on Public Hearing Item: File # SP 23- 169 and SR 23-170

551 Main St A Special Permit application for approval of a Restaurant On Premise Liquor Permit for a new restaurant in the Transit Oriented Design District (TOD) District, pursuant to Sections 45 and 85 of the City of West Haven Zoning Regulations. Applicant: Edy Osorio
Owner: Peng Chen Duly File # SP 23-171

Deliberation on Public Hearing Item: File SP #23-171

The City of West Haven proposes multiple changes to the current Zoning Regulations as follows:

- 1)Active Adult Housing –Change in the requirements for Active Adult Housing Section table 13.3 in the SRR district (Shoreline Residential Retail). File # ZR-23-161.

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- 2) Shoreline Residential /Retail Design District (SRR) Change in the number of stories in Height from Max. three to six stories to comply with the POCD. File #ZR 23-162.
- 3) Design Districts–Change in Area and Bulk Requirements in the SRR (Shoreline Residential Retail) in Table 36.1and 30.2.4 File #ZR 23-163.
- 4) Parking for Multi-use Development Parking reduction for mixed Use will conform with the State MS4 add section 61.4. File # ZR 23- 164.
- 5) Outdoor Dining will streamline the approval process for outdoor dining amend section 20.10 and Table 39.2c. # ZR 23- 165.
- 6) Digital Applications; To save on paper. Add Section 75.2 File # ZR 23-166.
- 7) Parking for Educational Uses To avoid excessive parking Amend table 62.1-line F. File # ZR 23-167

- **Deliberation on Items**

- File # ZR-23-161
- File #ZR 23-162
- File #ZR 23-163
- File # ZR 23-164
- File # ZR 23-165
- File # ZR 23-166
- File # ZR 23-167

Proposed Amendments to Zoning Map. The City of West Haven is proposing to amend the Zoning Map Along portions of the R-2 (Residential) district, along Third Avenue Extension and Beach Street to become a part of the SRR (Shoreline Residential Retail) District. File # ZM 23-172

Deliberation on Item: File # ZM 23-172

Staff Reports:

Other Business

Adjournment

Christopher Suggs Chairman