

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, July 23, 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 July 9, 2019 Meeting

Public Hearing

- 588 Ocean Avenue.** Applications for approval of Special Permit, Site Plan Review and Coastal Site Plan Review, including Resource Removal, Filling and Grading, and Erosion and Sedimentation Control to allow the expansion of an existing rest home facility consisting of a 13,358 sf building addition plus associated site improvements, located in the R-2 (Single Family) Residential District. Applicant/Owner: Seacrest Retirement LLC. File #SP 19-032, SR 19-033 and CSPR 19-034
- Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations to create greater consistency with procedural requirements of the CT General Statutes. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-025.
- Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations regarding stormwater management/drainage control related to compliance with state MS4 requirements. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-026.
- Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations regarding outdoor dining requirements in commercial districts. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-027.
- Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations regarding Short Term Rentals (such as Airbnb and VRBO) in certain districts. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-028.

Regular Meeting

- 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: procedural requirements and the CT General Statutes. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-025.
 - c. **Proposed Amendments to Zoning Regulations.** Proposed amendments re: stormwater management/drainage control and state MS4 requirements. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-026.
 - d. **Proposed Amendments to Zoning Regulations.** Proposed amendments re: outdoor dining. Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-027.
 - e. **Proposed Amendments to Zoning Regulations.** Proposed amendments re: Short Term Rentals (Airbnb and VRBO). Applicant: City of West Haven Planning and Zoning Commission. File #ZR 19-028.
2. **500 Derby Avenue** Application for Site Plan Review approval to extend an asphalt driveway to the north side of an existing building to serve a standby generator located on the west side of the building, in a Regional Business (RB) District, pursuant to Section 75 of the West Haven Zoning Regulations. Applicant: Rose M. Gavrilovic, P.E. Owner: South Central Connecticut Regional Water Authority. File # SR 19-029.
 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