



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516
Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896-1967

Kathleen Hendricks, Chairman
John Biancur, Vice-Chairman
Christopher Suggs, Secretary
Steven R. Mullins, Commissioner
Gene F. Sullivan, Commissioner

Michael Todd Taylor, Alternate
Gregory Milano, Alternate
Joseph Vecellio, Alternate
Christopher Soto, Director
Catherine Conniff, Asst. City Planner

AGENDA

The West Haven Planning and Zoning Commission will hold a Regular Meeting and Public Meeting on Tuesday, July 27, 2021, 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 July 6, 2021

Public Hearing:

1. **427 Elm Street:** Special Permit application for a Restaurant Beer and Wine Liquor Permit for an existing restaurant with the extension of patio service for outdoor dining in the TOD (Transit oriented) district, Pursuant to sections 45, 85 and 92 of the City of West Haven Zoning Regulations . Applicant: Georgie's Diner/ Owner 427 Elm Street LLC. File # SP 21-78

Deliberation on Public Hearing Item: File #SP 21-78

2. **239 & 245 Front Avenue:** Special Permit Application with the associated Coastal Site Plan Review and Grading and Filling application for a Recycling Processing Facility and Industrial Offices in accordance with Table 39.2.P for the processing and selling of concrete, rock, asphalt, and top soil. Owner/ Applicant: City of West Haven on behalf of Front Avenue Development LLC. File # SP 21-84, SR 21-85, CSP 21-86, RFG 21-87

Deliberation on Public Hearing Item: File # SP 21-84, SR 21-85, CSP 21-86, RFG 21-87

3. **135 & 149 ½ Front Avenue:** Special Permit Application with the associated Coastal Site Plan Review and Grading and Filling application for an expansion of an existing Food Processing and Distribution Business and a redesigned truck access. Owner/ Applicant: Truffle Properties, LLC. File # SP 21-80, SR 21-81, CAM 21-082, RFG 21-83

Deliberation on Public Hearing Item: File # SP 21-80, SR 21-81, CAM 21-082, RFG 21-83



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4. **27/322 (291 Campbell Avenue); 35/473 (313 Campbell Ave); 35/472 (315 Campbell Avenue); 35/450 (288 Washington Avenue):** Special Permit Application with the associated Coastal Site Plan Review, Grading and Filling, and Erosion and Sedimentation Control Plan applications to demolish existing buildings onsite and construct two mixed-use residential (140 total dwelling units) and commercial buildings in the CBD (Central Business) District and the VDO (Village District Overlay) Zone. Owner/ Applicant: Shmuel Aizenberg, GLI Holding, LLC. File # SP 21-71, SR 21-72, CSP 21-73, RFG 21-74, ESCP 21-75

Deliberation on Public Hearing Item: File # SP 21-71, SR 21-72, CSP 21-73, RFG 21-74, ESCP 21-75

Regular Meeting

Staff Reports

Other Business

Adjournment

Kathy Hendricks, Chairman