

CITY OF WEST HAVEN, CONNECTICUT

Planning & Zoning Commission

City Hall | 355 Main Street West Haven, Connecticut 06516

Kathleen Hendricks, Chairman
John Biancur, Vice-Chairman
Christopher Suggs, Secretary
Steven R. Mullins, Commissioner
Gene F. Sullivan, Commissioner
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, September 24, 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 August 27, 2019 Meeting

Public Hearing

1. **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, pursuant to Table 39.2, and Sections 71, 73, 74, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: Seacrest Retirement LLC. File #SP 19-032, SR 19-033 and CSPR 19-034 (*Continued from August 27, 2019 meeting.*)
2. **Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations to establish a new use "Active Adult Community" as a Special Permit use in the R-1 (Single Family) Residential District and to establish standards for approval of this use, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: BLLT LLC. File # ZR-19-031. (*Continued from August 13, 2019 Meeting.*)

Regular Meeting

1. **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: "Active Adult Community". Applicant: BLLT LLC. File # ZR-19-031.
2. **2 & 8 Ashburton Place** Application for Site Plan Review approval to construct a 4-story inn with associated site improvements in the Central Business District, pursuant to Sections 20.8

and 75 of the West Haven Zoning Regulations. Applicant/Owner: Bert Qubes, LLC. File # SR 19-030. *(Continued from August 13, 2019 meeting.)*

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