



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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Christopher Suggs Chairman
John Biancur, Vice-Chairman
Greg Milano, Secretary
Gene F. Sullivan, Commissioner
Brent Coscia, Commissioner

Joseph Vecellio, Alternate
Sammy Rivera Alternate
Richard Standish Alternate
Catherine Conniff Assistant
City Planner

AGENDA

The West Haven Planning and Zoning Commission will hold a Regular Meeting and Public Hearing on Tuesday March 25, 2025, 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 Meetings and Public Hearings of February 25th, 2025

PUBLIC HEARING Continue:

Proposed Moratorium Pursuant to Conn. Gen Stats. 8-2, for the purpose of considering amendment to all applicable zoning regulations as follows: Submitted on the initiative of the City of West Haven Planning & Zoning Commission. The proposal is to consider a moratorium on 24-hour convenience stores, Smoke Shops (retail stores the primary purpose of which is to sell smoking and vaping products, equipment, and paraphernalia to the public), and advertising signs visible to the public with and without illuminations, for a period of 1 year, in any Zoning district within the City of West Haven. Upon adoption of the Moratorium, no further applications will be accepted to permit the covered uses while the Moratorium remains in place. Applicant City of West Haven Planning and Zoning Commission. File #25-010 Moratorium.

PUBLIC HEARING:

377 Main Street: An application to apply for a Special Permit to have a massage therapy wellness establishment to provide professional therapeutic massage services. In the CBD (Central Business District). In pursuant to section 39.2, 85, and 92 of the City of West Haven Zoning Regulations. Owner Ken Ginsberg / Applicant Sean Benton File # SP 25-011

528 Main Street: An application for the installation of electric vehicle charging stations with a total of 8 hook ups located in the RB (Regional Business) In pursuant to section 49.4 75, 85, and

92 of the City of West Haven Zoning Regulations Owner: Getty CT Leasing Inc./ Applicant
GPM Investments, LLC File # SP 25-003, SR 25-004

6 Rock Street: An application for an adaptive reuse of the Savin Rock Conference Center. The building will have a restaurant/ banquet facility with bar, rooftop and patio. Located in the SCR (Shoreline Commercial Retail) In pursuant to section 45,58, 20, 71, 75, 85, and 92 of the City of West Haven Zoning Regulation. Applicant RTR Hospitality, LLC/ Owner City of West Haven File #SP #25-008. SR 25-009, and CSP 25-010

Staff Reports:

Other Business:

Adjournment -

Christopher Suggs Chairman