

MINUTES
PLANNING AND ZONING COMMISSION
June 22, 2017

The West Haven Planning & Zoning Commission held a Special Public Hearing and Meeting on Thursday, June 22, 2017 in the Carrigan Intermediate School Auditorium, 2 Tetlow Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioner Hendricks, Biancur, Suggs, Mullins, Milano, ZEO Conniff, Planning and Development Commissioner Riccio, Assistant City Planner Killeen and City Councilperson liaison Eberle. Absent were Commissioners Standish and Posey.

Moment of silence was held for the Navy service man who was from Connecticut and was killed on the USS Fitzgerald this week.

PLEDGE OF ALLEGIANCE

Public Hearing

1. **West Haven Plan of Conservation and Development.** The City of West Haven Planning and Zoning Commission proposes to adopt an updated, comprehensive Plan of Conservation and Development (POCD) for the City, pursuant to Section 8-23 of the Connecticut General Statutes. The current POCD was last adopted in 2004, and Statutes require the Plan to be updated every ten years.

Commissioner Hendricks recognized the POCD steering committee and thanked them for their time and service for their contribution to the Plan. Mr. Killeen stated Neil Desai, Senior Planner with NV5 will be giving an overview of the POCD. It has been available for the past 35 days for the public to view online, and a limited number of printed copies have been available for review at the library, in the City Clerk's Office and in the Office of Planning and Development. Mr. Desai gave a PowerPoint presentation of what the POCD will do for example; as establish goals and polices, recommend actions and set the stage for changes in land use and zoning. The POCD planning started in June 2016 with a city visioning workshop that came up with suggested possible goals such as economic development, change West Haven's image and invite private investment. The Coastal Resilience Plan and the Harbor Management Plan were also being conducted simultaneously and these plans were taken into account when constructing the POCD. Mr. Desai described the actual POCD document and its three main categories; Plans for Places; Making Connections and Topical Plan Elements. He went into depth of what each category entails and what is proposed such as promoting a walkable and campus-friendly development in certain areas of the city such as the Allingtown area. Route 1 to be improved by updating zoning regulations with respect to signs, lighting, landscaping, parking, setbacks, etc. Other areas such as the downtown area, train station area and to connect the train station to other area of the city by routing bus transit and expanding the TOD zone toward Main St. In

the Yale West/Frontage Rd area the suggestion is to create a bicycle/pedestrian route and improve the appearance of the area while working with Yale West. The walking and bike path/routes should make the area safe for pedestrians. The Plan also makes recommendations for the revitalization of Beach Street and Captain Thomas Boulevard and the Downtown. In Making Connections suggestions were to improve bus routes and make bike lanes within the City and to its key locations outside the city. Improving the city image can be obtained by encouraging residents to become involved, enforcing zoning regulations and create gateways into the city. Topical Plan Elements chapter should support the goals of the Harbor Management Plan and Coastal Resiliency Plan and identify historical areas. At the end of the Plan is a table showing the steps to be taken to implement recommendations of the POCD.

Jane Whelan, 100 Aimes Drive, is disappointed in the turn out for tonight's meeting. Would also like to see a pedestrian bridge to UNH across Post Rd. She would like to see some sort of an Audubon center near Sandy Point.

Tanya Dzubaty, 522 Ocean Avenue, would like the gravel area near South St. Park turned into a grass area. She is also in favor of the bike routes on Beach St. and Ocean Avenue.

Carroll E. Brown, 56 Highview Ave., is pleased to see some interest in upgrading and improving the life in Allingtown area. She is concerned that it is not safe and is in favor of a pedestrian bridge at UNH.

Gary Purdo, 71 Bluff Ave, would like to see something done with the beach area since that draws the people. Would like to see the Front St. corridor connected to the beach.

Aaron Charney, 146 Union Ave., stated this document is a good overview of what the people of the city want. It is a compromise to build the beach area up and to bring in development to other parts of the city.

Commissioner Mullins said this was a good getting together of city residents to come with their suggestions and visions for the City of West Haven. Other meetings that were held had a good attendance of city residents who are interested in seeing this city move forward.

Commissioner Hendricks thanked Neil Desai for his hard work in preparing this document. This plan will be the one that the planning and zoning looks to for future development.

Commissioner Milano stated the Orange train station might be considered as another corridor connecting the Yale Campus through the station and then to the city.

Mr. Killeen stated there are several Statutory requirements for the POCD including referrals to other agencies. The Plan was referred to the Regional Planning Agency, and they are supportive of the plan. The State Office of Energy and Environmental Protection was also notified, and they concluded the POCD update is consistent with the goals and polices of the Coastal Management Act. He submitted a list of suggested items that should be modified to the

commissioners. He also described the modifications and the reasons why they should be modified.

Carroll Brown, 56 Highview Ave., brought up the lack of transportation from Forest Ave to Derby Avenue.

Commissioner Milano would like his comment with regards to adding the bicycle corridor link to Orange added to the modifications.

Lou Annino, UNH, worked on the plan and emphasized that this is a visionary plan and it is important to follow that vision.

Chris O'Onofrio 2 West St., was a member of the committee and this plan gives an opportunity for developers to see an outline of the city's vision. He would like to see this adopted tonight.

Commissioner Mullins made a motion to close the public hearing on the West Haven Plan of Conservation and Development, seconded by Commissioner Biancur and passed.

Special Meeting

2. Deliberation and Action on the Public Hearing item.

a. **West Haven Plan of Conservation and Development.** The City of West Haven Planning and Zoning Commission proposes to adopt an updated comprehensive Plan of Conservation and Development (POCD) for the City, pursuant to Section 8-23 of the Connecticut General Statutes. The current POCD was last adopted in 2004, and Statutes require the Plan to be updated every ten years.

Commissioner Biancur made a motion to adopt the Plan of Conservation and Development with the following modifications:

1. Cover sheet needs to be revised to list effective date, remove "Public Hearing Draft"
2. Under Planning and Zoning Commission, add: Gregory Milano, Alternate
3. On page 50, we have "Toward a Vision for West Haven" with a vision statement recommended for the plan. On page 53, beginning Chapter 4, Planning the City, the vision statement is repeated... is there any reason for this? Can't they be combined in some way?
4. On page 78, we include a graphic excerpted from the Coastal Resiliency Plan, without any explanation... this is a graphic that shows potential sea level rise with storm surge in the 2080s in a Category 2 Storm, with medium sea level rise projections. Since the POCD covers a planning period of ten years, it would be better to have a map of the floodplains of West Haven, which is more closely related to the City's plans for development in the next ten years.

5. Page 83-84, P-B5. This section needs to include a recommendation that the former Captain Galley's property be included in the SRR District, as shown on the proposed Land Use Plan, p. 139.
6. On page 116, under Public Works, there is no mention of the proposed relocation of the Public Works Facilities on Collis Street to Front Avenue to make way for Transit Oriented Development. This is a very large capital project and should be mentioned.
7. On page 120, Schools: Board of Education, while school capacity figures are provided, there are no student enrollment projections. Those should be added.
8. On page 123, amend Goal # 6 to read: Continue efforts to comply with the state's MS4 requirements for stormwater management, by amending the Zoning Regulations and site plan review procedures to require reduction of impervious surface coverage for new commercial development, implementation of Low Impact Development techniques, etc.
9. On page 147, Chapter 5. Making It Work... In the first paragraph, the word "array" is used twice. Consider replacing one of the references to "group", "number" or "range".
10. The note on the bottom of the page should be revised to: The tables that follow represent a preliminary version of the implementation worksheets for the POCD. ~~The worksheets will be updated and finalized for the final POCD.~~ The original versions of the worksheets are in Microsoft Word format, so they can continue to be updated separately after the final POCD is adopted and published.
11. Reference a more pedestrian friendly Route 1 in conjunction with the State of CT which has to approve those improvements in the state right-of-way. Also, in the appropriate place in the Allingtown section of the POCD, a reference should be made to a potential pedestrian bridge at UNH.
12. The potential extension of a bike path to connect with surrounding communities like Milford, Orange and New Haven (potentially pg 74). Examples would include the proposed train station and TOD development in Orange, which could connect with the Yale West bike path/walkway.

Seconded by Commissioner Mullins and passed unanimously.

3. **Section 8-24 Review Re: Proposed Leasing of Parking at Thompson School**

Commissioner Riccio described the Veterans Administration is short on parking spaces and they are asking to lease the parking spaces for their staff at Thompson School on a six month basis from 6 a.m. to 6:30 p.m. The fee will be \$30,000 for the six months. Commissioner Biancur recommended the Commission endorse the proposal for the proposed parking at Thompson School, seconded by Commissioner Mullins and passed.

4. **Section 8-24 Review Re: Proposed Sale of Property at Allingtown Library**

Commissioner Riccio stated this proposal is to sell the front portion of the parking lot at the Allingtown Library. The developer will allow the public to continue to use the 24 parking spaces under December 31, 2017. Seven spaces (2 handicap) along the side of the

building will remain. Once the developer uses the property, 24 spaces across the street will be provided. After that, the City will find property to create replacement parking. Commissioner Biancur recommended endorsement of the proposal of sale for property at Allingtown Library, seconded by Commissioner Milano and passed unanimously. This does not mean the library will close.

5. **Other Business - cancelled**

6. **Adjournment:** 9:01 p.m.

Commissioner Suggs made a motion to adjourn, seconded by Commissioner Mullins and passed.