

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JUNE 22, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, June 22, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Suggs, Sullivan, Mullins, Milano, Taylor, Vecelillo, Assistant City Planner Conniff, Director of Planning & Development Soto and Corporation Counsel Kravitz.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting regular and public hearing minutes of May 25, 2021, seconded by Commissioner Sullivan and passed.

Public Hearing:

1. **Proposed Amendment to Zoning Regulations.** The Applicant proposes to amend Article 1- Section 2.2 Definitions add (Storage Self) Table 62.1 summary table of parking and Loading Requirements of the City of West Haven Zoning Regulations File # ZR 21-68

Jeffrey Gordon, Copepod Associates, stated there was an issue with the advertisement and applicant is not available on July 13th. So therefore the next meeting the applicant would be available would be on July 27th or if the commissioner sees fit a special meeting could be held before that. It was agreed a special meeting will be held on Wednesday, July 6th.

Deliberation on Public Hearing Item: Regulation Change File # ZR 21-68

Continued to July 6, 2021 at 6 p.m. at Cielo Banquet Hal

2. **Proposed Amendments to Zoning Map.** Applicant proposes to change the RB (Regional Business) district with an IHZ (Incentive Housing Zone) overlay on the property located at 855 Boston Post Road. Pursuant to Section 86 and 27 of the City of West Haven Zoning Regulation . Applicant Jeffrey N. Gordon PLA/ Owner Orange Avenue LLC, File # ZM 21-69

Continued to July 6, 2021 at 6 p.m. at Cielo Banquet Hall.

Public Hearing:

221 Bull Hill Lane: The Applicant would like to create an Entertainment venue for Musical, Dance and comedy Performances. Special Permit application for approval of a liquor Bar/Cafe in the Neighborhood Business District (NB) pursuant to Section 45 and 85 of the West Haven Zoning Regulations. Applicant: Robert Mangino/Owner: Nickerson Properties, File # SP 21-70

Robert Mangino, architect, is representing the applicants. Mr. Mangino read and submitted to the file a statement describing the type of entertainment that will be provided. He described the site plan of the property showing location of stage, reading room and open areas for the audience. The prior use of this property was a church. The venue will be opened Thursday to Sunday, 7 p.m. to 10 p.m. Craig Hargrove stated it will be R & B, jazz and comedians. There will be no hip hop or rap. Anthony Willougby stated they will control the sound and provide security and will be aimed toward a mature audience. There will be no improvements to the parking lot and existing spaces will be striped. The parking spaces in the rear will be used for staff only. Commissioner Sullivan is concerned about the lighting for the parking area behind the laundromat and fencing for the neighbors.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

John Vaccino, 4 Knight Lane, is concerned and had to deal with noise and trash from prior clubs located there.

Bridgette Hoskie, 326 Washington Ave., is concerned about the number of parking spots and the egress of those cars getting out of the lot when the event ends.

Robert Mangino stated sound will not be an issue and decibel levels will be tested, the events will end at 10 p.m., no later. When there was a church there, all cars left at the same time as well. The trash will be maintained daily.

Commissioner Biancur made a motion to close the public hearing on File #SP 21-70. Seconded by Commissioner Suggs and passed.

Deliberation on Public Hearing Item: 221 Bull Hill Lane File # SP 21-70

Commissioner Suggs made a motion to approve File #SP 21-70 with the following conditions: seconded by commissioner Mullins

1. A 7 ft. Privacy fence at shall be constructed against any area that borders the residential neighborhood.
2. Dumpster to be enclosed.
3. Parking in rear of building for employees, security, and performers/vendor only. No patrons allowed.
4. Directional signage particularly for the one way entrance
5. Parking and striping plan to be reviewed and approved by staff along with any resulting capacity changes.
6. Lighting in accessory parking shall be tested and brought to regulation
7. Doors will be closed during any performance which will end no later than 10 p.m.
8. Traffic control will be provided by the business owner at closing.
9. Security will be provided inside and outside.
10. Soundproofing will be implemented to ensure meeting city decibel levels.

Seconded by Commissioner Biancur and passed.

Staff Reports – July 6th meeting – 855 Boston Post Rd; July 13th meeting – Peabody St/Baybrook;

Other Business: - Ashburton Place – Mr. Soto has spoken to the owner’s attorney. Several options were presented. Commissioner Biancur made a motion for 2 and 8 Ashburton Place to have till July 27, 2021 to address violations, seconded by Commissioner Mullins and passed.

Mr. Soto stated the commission should discuss the new bill regarding affordable housing. Commissioner Hendricks informed Mr. Soto that SCROG was supposed to do a bicycle pedestrian study but it got delayed due to Covid. Would like a follow up on that.

Adjournment: 8:00 p.m.

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