



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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CITY HALL 1896 -1967

Christopher Suggs Chairman
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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 June 24, 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 Meeting of June 10, 2025

PUBLIC HEARING:

163 Orange Avenue aka Boston Post Road: A Special Permit, to store car paint for Wholesale in the RCPD (Planned Residential Commercial District), pursuant to section 39.2, and 85 of the City of West Haven Zoning Regulations. Owner: Save Associates LLC. Application BAPS Auto Paint & Supplies. File # SP 25-20

340 Front Avenue: Special Permit and Site Plan Review to build two (2) new industrial buildings to be used as storage and rental units for trades people. In the IPD (Industrial Planned Development), pursuant to sections 25, 39.2, 75 and 85 of the City of West Haven Zoning Regulations. Owner Applicant OLLO LLC File # SP 25-23, SR 25-24, CSP 25-25

31 Elm Street: A Special Permit and Site Plan Review to allow retail and outside storage as accessory use. In the WD (Waterfront Design) pursuant to sections 39.2, 36, 75, & 85 of the City of West Haven Zoning regulations. Owner Ed O'Connor / Applicant Gustavo Mesa: File SP # 25-26 & SR 25-27

610 Campbell Avenue: A Special Permit for the Village District Overlay, to build an addition and create a new facade in the Village District in the CBD (Central Business District) pursuant to sections 20, 21, & 85 of the City of West Haven Zoning regulations. Owner / Applicant Marie M. LY: File # SP # 25-28 and VDO

19 Wagner Place: A Special Permit to allow a spa in the TOD (Transit Oriented District). The applicant treatment will include Stretch Therapy, Skin Care and Compression Therapy, in pursuit of sections 85 of the City of West Haven Zoning regulations. Owner Andrew Mongillo
Applicant/ Franson Charles SP #25-29

REGULAR MEETING:

15 Glade Street: The Demolition of an existing building and construct a new office building over the maintenance garage. Combining the buildings into one. The project will include Site Grading, New Parking and relocation of the existing play structures. In pursuant of section 12 Table 12.1 E.G.J.K. & N, Section 37-37.4, Section 60-60.6 .2, 60.18.6, 60.19.8.3., 60.24.2, and 60.25.5 of the City of West Haven Zoning regulations Owner / Applicant West Haven Housing Authority DBA Savin Rock Communities File # SR# 25-30

Staff Reports:
Other Business:
Adjournment -

Christopher Suggs Chairman