



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

MEETING MINUTES OF PLANNING AND ZONING **FEBRUARY 11, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday February 11, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Suggs, Biancur, Milano, Sullivan, Coscia, Vecellio, Rivera, Standish, ZEO Hotchkiss, Assistant City Planner Conniff, Corporation Counsel Taylor and Councilperson liaison Donovan. Absent was Commissioner Vecellio

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the Regular Meetings and Public Hearings of January 28, 2025, seconded by Commissioner Sullivan and passed.

PUBLIC HEARING:

Proposed Amendment to Zoning Regulations. An application to amend table 39.2 summary table of Commercial, mixed, industrial and other district uses. This will allow multiple sections of the Zoning table to be reviewed by Special Permit. These changes will increase economic development in response to development options for City owned vacant and underutilized properties, Owner/applicant City of West Haven File #ZR 24-059

Steve Fontana, City of West Haven Development Director, stated he has been working on is to look at the zoning code and identify ways to make economic development more accessible and profitable for the city. Some of the changes will be to clarify the zoning regulations, to make sure there is consistency between zones especially LM and IPD zones and to have flexibility in the city's best interest. He presented draft changes to the commission showing the existing regulations and the proposed changes.

Commissioners discussed the issue of an application not fitting into a particular zone. Mr. Fontana stated he wants applicants to come before the commission via special permit. Ms. Conniff stated she referred this application to DEEP, Towns of Orange and Milford, City of New Haven and the Harbor Commission, which gave a favorable recommendation. Comments were read into the record from DEEP.

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

Commissioner Biancur made a motion to close the public hearing on File #ZR 24-059, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File #ZR 24-059 with the correction in section D the words “or recreation” be deleted, seconded by Commissioner Coscia and passed.

Regular Meeting

8-24 Review

A request from the city council for and advisory report from the Planning and Zoning Commission pursuant to general statutes section 8-24. A proposal for the sale of Stiles School between the City of West Haven and Ideal Group. RFP-001

Applicant stated this building was put out to bid several times in an RFP. He feels this is the right proposal for the sale of this school. This proposal will preserve the building and will work with the neighborhood. The property will also be put back on the tax rolls and provide living and parking near the train station for the residents. The proposal is for 30 market rate units. The developer’s presentation was given to the commission. Fernando Pastor, developer, explained the project and the layout of the one and two bedrooms on each floor. He also showed previous developments that his company has done. Commissioners Biancur and Milano stated this is within the recommendations of the POCD as well as the TOD zone.

Commissioner Coscia made a motion to send a favorable recommendation to the City Council for this 8-24 Review for the sale of Stiles School, seconded by Commissioner Sullivan and passed.

Staff Reports: Reinstate the moratorium for smoke shops and convenient stores
Commissioner Suggs stated Ms. Conniff will work with the city attorney and to extend this moratorium for a year.

Other Business:

Applications for next meeting: 80 Farwell St.

ADJOURNMENT: 6:45 P.M.

Commissioner Biancur made a motion to adjourn the meeting, seconded by Commissioner Standish and passed.