



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 COMMISSION **FEBURARY 25, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting on Tuesday February 25, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Standish made a motion to approve the meeting minutes for the Regular Meetings and Public Hearings of February 11, 2025, seconded by Commissioner Rivera and passed.

PUBLIC HEARING

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.

Continued due to not having four commission members.

REGULAR MEETING

449 Derby Ave: A Site Plan Review to purchase a previously approved automotive and sales center. In an RB (Regional Business) district in pursuant to section 44, 75, and 20.1 if the City of West Haven Zoning regulations. Owner/ Applicant Vicken Keshishian File # SR-25-008

Applicant stated this will be the same use as previously approved. Ms. Conniff read into the record comments from the Building Official.

Commissioner Standish made a motion to close the public hearing, seconded by Commissioner Rivera and passed.

Commissioner Rivera made a motion to approve File #SR 25-008, seconded by Commissioner Standish and passed

80 Farwell Street: A Site Plan Review to add 4 EV charging stations in the front of the of the building. Located in the IPD (Industrial Planned Development) district, Pursuant to sections 49.4, 75 and 92 of the City of West Haven Zoning Regulations. Owner R & P Leasing LLC/ Applicant Pat Lewis/ Blaze Graham. File #SR 25-009

Applicant stated they have two employees that have electric vehicles. There will be four parking spaces with chargers for internal use. This application fits into the regulations. Ms. Conniff read into the record comments from the Building Official.

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

Commissioner Standish made a motion to close the public hearing, seconded by Commissioner Rivera and passed.

Commissioner Rivera made a motion to approve File #SR 25-009, seconded by Commissioner Standish and passed.

Staff Reports: Reinstate the moratorium for smoke shops and convenient stores - continued

Other Business: none

ADJOURNMENT: 6:P.M.

Commissioner Standish made a motion to adjourn, seconded by Commissioner Rivera and passed.