

MEETING MINUTES FOR PLANNING AND ZONING COMMISSION
MARCH 23, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, March 23, 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, Mullins, Sullivan, Vecelillo, Milano, Assistant City Planner Conniff and Corporation Counsel Kravits.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Mullins made a motion to approve the meeting minutes of the Regular and Public Meeting minutes of February 23, 2021, seconded by Commissioner Sullivan and passed.

Public Hearing

673 First Avenue: Applications for approval of Special Permits and Site Plan Review to approve the use for warehousing in the LM district (Light Manufacturing) pursuant to Sections 75 and 85 of the West Haven Zoning Regulations. Owner: KCL Holdings II, LLC/Applicant: Ismail Alptekin; File # SP 21-54 and SR 21-55.

Attorney Cuneyt Hakanogl stated the applicant is requesting storage space for his e-commerce business selling textiles and household goods. This will be a three to five person operation. There would be one delivery a month and possible two cargo vans a day. No structure changes are contemplated or exterior parking. A floor plan has been submitted to the commission. It shows some office and storage space. There will be minimal traffic disturbance. There will only be one dumpster needed, which will be fenced. Mailings were submitted to the file.

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

Commissioner Biancur made a motion to close the public hearing on Files #SP 21-54 and #SR 21-55, seconded by Commissioner Sullivan and passed.

Regular Meeting

Deliberation on Public Hearing Item: 673 First Avenue File # SP 21-54 and SR 21-55

Commissioner Biancur made a motion to approve Files #SP 21-54 and #SR 21-55 with the condition that a landscape plan and signage be submitted and reviewed to staff , seconded by Commissioner Mullins and passed.

Public Hearing

509 Campbell Ave a/k/a/ 340 Main Street Application for Special Permit approval of a Restaurant Liquor Permit in an existing restaurant in the Central Business District, pursuant to Table 39.2 and Sections 45 and 85 of the West Haven Zoning Regulations .Owner: Altschuler Building LLC / Applicant Marcelino Dominguez File # SP 21-56

Sandra Batisa and Marcelino Dominquez stated they are applying for a liquor license for beer and wine. No changes in hours of operation. Mailings were submitted to the file.

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

Commissioner Mullins made a motion to close the public hearing on File #21-56, seconded by Commissioner Sullivan and passed.

Regular Meeting

Deliberation on Public Hearing item: 509 Campbell Ave a/k/a/ 340 Main Street: File # SP 21-56

Commissioner Mullins made a motion to approve File #SP 21-56, seconded by Commissioner Suggs and passed.

Staff Reports: Ms. Conniff stated there are applications for Ocean Avenue parking, a liquor store, and 1 Forest change in parking.

Other Business: Information was given to the commission regarding the Debonair Hotel and Shingle Hill properties. Also, zoning approval for open dining regulations when restaurants open fully. Commissioner Mullins gave information on the General Assembly and how planning and zoning commissions are governed and suggests holding a forum with West Haven's five legislators.

Adjournment: 6:55 p.m.

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