

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
APRIL 13, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, April 13, 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, Sullivan, Mullins, Milano, Vecelillo and Assistant City Planner Conniff. Absent was Commissioners Suggs.

PLEDGE OF ALLEGIANCE

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

Public Hearing

446 Ocean Avenue: Application for Special Permit to permit parking in the front yard. In the R2 (Single Family Detached Residence) district. Pursuant of section 60.7 and 85 of the City of West Haven Zoning Regulations. Owner/ Applicant David Giron: File: # SP 21-57

Continued at the request of the applicant to April 27, 2021

Public Hearing

221 Bull Hill Lane: Application for Special Permit Liquor Package Permit in the NB (Neighborhood Business) district, Pursuant to Sections 45 and 85 of the West Haven Zoning Regulations .Owner: Nickerson Properties, LLC /Applicant: Sunilkumar Patel File # SP 21-58

Applicant stated this application is to reopen a liquor store. Lottery tickets will also be sold. Ms. Conniff stated this is the last permit for a liquor store in the city because it has reached the 22 store limit.

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

Applicant is agreeable to plantings and he will talk to the property owner. Ms. Conniff will call the property owner also.

Ray Collins, 7 Apple Tree Terrace, is in favor of this application.

Commissioner Mullins made a motion to close the public hearing on #SP 21-58, seconded by Commissioner Biancur and passed.

Regular Meeting

Deliberation on Public Hearing item: 221 Bull Hill Lane: File # SP 21-58

Commissioner Biancur made a motion to approve File #SP 21-58 with a recommendation that applicant work with staff regarding the landscape plan, seconded by Commissioner Mullins and passed.

Public Hearing

1 Forest Road & 55 Forest Road: A Special Permit and Site Plan to construct 13 new parking spaces on 55 Forest Road Property and the reconfiguration of 29 existing spaces on 1 Forest Road Property. 19 of the 42 combined parking spaces are located within the respected front yard for which a Special Permit is sought. The combined parking will serve the existing building located on 1 Forest Road (currently housing the Louis J. Piantino Branch Library) which will be relocated and repurposed for general office and medical office use. In

the RCPD (Residential Commercial Plan) district, Pursuant to section 60.7, 75 and 85 of the City of West Haven Zoning Regulations. Owner: The city of West Haven with respect to 1 Forest Road, Applicant: Park Commons LLC, and its assigns as authorized agent for (I) the City of West Haven; and (ii) Raymond E. Spagone, Jr. and Frances Spagone c/o Acorn Investors, LLC; File #SP 21-59, SR #21-60 & ESCP #21-61

Commissioner Hendricks read Corporation Counsels' comments into the record.

Attorney Mark Sklarz, New Haven, CT., stated this is Phase III of the University Commons project. He introduced Gary Letender, Senior VP, law partner Jay Marsh, and Jordon Pollock and Joe Devine, engineer. Attorney Sklarz stated they are authorized to act for the city as its representative. Applicant also has control over 55 Forest Rd and have been authorized by the attorney for the owner. Letter from Attorney Mark DeGennaro was submitted into the record. The certificate of zoning compliance was granted by the ZBA. This phase will create an office building and provide additional parking. This site is a small site with a multi-story building that will become office space. The third floor is currently lease to UNH. The second parcel, 55 Forest Rd., is abutting 1 Forest Rd and has an option to buy. The structure on the property will be razed to provide parking. The additional access will provide a better flow and access to the site. Front yard parking on 55 Forest Rd is being asked for by a special permit. Joe Devine, engineer, described the site plan for the project, curb cuts, traffic flow with regard to the expansion of parking at 1 Forest Road. A stormwater system will be installed to treat the water, landscaping and single pole lighting will be installed. Attorney Sklarz reviewed the special permit criteria which this application meets as well being consistent with the Plan of Conservation and Development.

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

Diane Chandler, 60 Forest Rd., stated she has been parking at the library since she has no driveway and has had to park offstreet and has had to park 3-4 blocks away at times. Commissioner Hendricks suggested calling a community police officer and councilperson.

Commissioner Sullivan made a motion to close the public hearing on #SP 21-59, SR 21-60 & ESCP 21-61, seconded by Commissioner Mullins and passed.

Regular Meeting

Deliberation on Public Hearing Item: 1 Forest Road & 55 Forest Road

Commissioner Biancur made a motion to approve File #SP 21-59, SR 21-60 & ESCP 21-61 with the recommendation of discuss with the neighbor regarding the fence, seconded by Commissioner Mullins. Roll call was called. Files #SP 12-59, SR 21-60, ESCP 21-61 approved 5 – 0.

Staff Reports – Ms. Conniff reviewed the following:

Front Avenue – has to go before wetlands and ZBA.

855 Boston Post Rd – has to go wetlands and possibly ZBA. Wants to do overlay of zone.

340 Frontage Rd – marijuana facility would like to add an additional story. Need to go to ZBA.

VA – parking garage and new surgical unit

631 Campbell Ave – will meet with staff regarding name change. Application was approved in October 2019.

Campbell Ave – Buckle Factory property – community informational meeting on April 26 at 6 p.m.

Raising Beach Street – Town Engineer and neighbors discussing.

Other Business: Commissioners discussed the affordable housing bill before the legislature.

Adjournment: 7:30 p.m.

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