



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

APRIL 22, 2025

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday April 22, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the Regular Meeting of April 8, 2025, seconded by Commissioner Standish and passed.

CONTINUED

528 Main Street: An application for the installation of electric vehicle charging stations with a total of 8 hook ups located in the RB (Regional Business) In pursuant to section 49.4 75, 85, and 92 of the City of West Haven Zoning Regulations Owner: Getty CT Leasing Inc./ Applicant GPM Investments, LLC File # SP 25-003, SR 25-004

This application was continued from a previously meeting. This request is to scale down from three to two EV fast chargers and spaces. There will be a reduction of one parking space. Curb cuts elimination are not feasible. The anticipated usage is between 5 p.m. and 7 p.m. Commissioner Sullivan stated this is a residential town and homeowners probably have chargers at their home. He is in favor with the elimination of the parking space. Commissioner Biancur would like to see the redesign of the parking lot by the landlord. He would like to see a condition of screening on the Kelsey Ave side. Commissioner Standish is in favor of the changes.

2025 APR 28 AM 11:28

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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 25-003 and SR #25-004, seconded by Commissioner Sullivan and passed.

Deliberation: 528 Main Street, File #SP 25-003 and SR #25-0045

Commissioner Biancur made a motion to approve Files #SP 25-003 and SR #25-004 with the following conditions, additional space added on the Main St side and increased fencing and screening on the Kelsey Ave side, seconded by Commissioner Standish and passed unanimously.

Commissioner Suggs made a motion to move 441 Derby to the next item, seconded by Commissioner

PUBLIC HEARING:

172 Beatrice Drive: An application to expand parking in the front yard. To widen the drive from a single to a double drive, In the R2 (single Family Detached Residence) district. In pursuit of section 60.7, 85 and 92 of the cities of West Haven Zoning Regulations. Owner Lou & Tanya Silva/ Applicant: Dylan's Paving & Excavating LLC. File # SP 25-15

Applicants state this is an application to expand driveway to a two car driveway to prevent on street parking. Driveway will be block stone. There are no issues of drainage. There is a catch basin in front of the home. 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 25-15, seconded by Commissioner Sullivan and passed

Deliberation: 172 Beatrice Drive File # SP 25-15

Commissioner Standish made a motion to approve File #SP 25-15, seconded by Commissioner Biancur and passed unanimously.

50 Industry Drive: A Site Plan Review to add an accessory building and outdoor living display area. The application consists of sales and display office, attached to landscaping and patios to showcase some of the products and services the company provides. Located in the IPD (Industrial Planned Development) district. In pursuit of section 25 and 75 of the cities of West Haven Zoning Regulations. Owner / Applicant Eli Properties, LLC File # SR 25-16

Bill Grandy, applicant, Soundview Landscape Supply stated this application is for 25' x50 building on the right side of the property. This will be a metal outdoor building for outdoor display of patio blocks, outdoor kitchen, etc. ZBA approved a variance last week for the location of the building due to underground power lines. The business is for wholesalers and contractors. The setback side will be steel and glass windows will be on the parking lot side. Hopefully late

summer or fall be complete. Ms. Conniff read comments into the record from the City Engineer, Building Official and Fire Marshall. 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 #SR #25-16, seconded by Commissioner Sullivan and passed

Deliberation: 50 Industry Drive File # SR 25-16

Commissioner Standish made a motion to approve File #SR 25-16, seconded by Commissioner Sullivan and passed unanimously.

441 Derby Avenue: A modification for a previously approved Site Plan Review. The applicant requests to reduce the parking from 20 to 17 to accommodate other construction comments by the Connecticut DOT. Concrete wheel stops added to an ADA parking space and adjoining parking space. Located in the RB (Regional Business) district. In pursuit of section 75 and 75.2.13 of the cities of West Haven Zoning Regulations. Owner Grinnell, LLC/ Applicant Highway 84 LLC. File # SR25-17

Attorney Amendola informed the commission that this application is withdrawn.

855 Boston Post Road: A Special Permit and Site Plan review to allow the front portion of the building to be utilized as an indoor soccer venue. Four (4) synthetic turf fields and screening between each field will be added. The applicant will add Interior and Exterior paint and repair cracks and deficiencies in the parking lot and drive., also seal coat parking and striping for 100 parking spaces for user and add signage. Located in the RB (Regional Business) district. In pursuit of section 39.2 m, 60, 75, 85, and 92 of the cities of West Haven Zoning Regulations. Owner 855 Orange Avenue, LLC/ Applicant Five Star Holdings, LLC. File #SP 25-18 and #SR 25-19

Ms. Conniff read a letter into the record from the applicant requesting this application be withdrawn.

Staff Reports: Next meeting May 13, 2025 – Three applications for the next meeting:
Table Uses, Section 8.24 and UNH

Other Business: none

ADJOURNMENT: 6:35 P.M.

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

1.