

MEETING MINUTES OF PLANNING AND ZONING COMMISSON
MAY 25, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, May 25, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Hendricks, Taylor, Sullivan, Biancur, Suggs, Vecelillo, Christopher Soto, Planning Consultant, Assistant City Planner Conniff and Corporation Counsel Kravitz. Absent were Commissioners Mullins and Milano.

PLEDGE OF ALLEGIANCE

Commissioner Hendricks welcome Commissioner Taylor to the commission.

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the Regular and Public Meeting Minutes of May 11, 2021, seconded by Commissioner Sullivan and passed.

Public Hearing:

231 Derby Avenue: Application for special permit for resource removal, filling or grading, coastal site plan review and site plan review, including approval of erosion and sediment controls in connection with removal of several existing clay tennis courts and the filling (approximately 7,000 cubic yards) and grading of that area to create a level grassed surface located in the Public Facilities (PF) District and within the Coastal Area Management Boundary, pursuant to Sections 71, 73, 74 75, and 85 of the West Haven Zoning Regulations. File #SP 21-63, #SR21-64. #RFG 21-65 and #CSPR 2-66

Attorney Joseph Hammer, Day Pitney, is representing Yale tonight. Jeremy Powers, Yale project planner and Chris SLR Consulting are also in attendance. Attorney Hammer state no buildings will be constructed. The special permit is for natural resource removal. The total area of the tennis courts are about an acre About 1/3 of the parcel is located in New Haven. New Haven City Plan Commission gave approval to the coastal site plan located in New Haven. There are no wetlands on site so no wetlands application was needed. Mr. Powers showed the project area and the boundary lines between New Haven and City West Haven. On the New Haven portion there is an existing retaining wall. There is a metal chain link fence which will be removed as well as some street trees. Photographs were shown to the commission of the property. The clay will be broken up and stockpiled on the site. A new access drive and curb cut will be installed on the New Haven side and a paved parking plan has been agreed to by New Haven. The parking will be utilized for the staff for the six home football games. Excess soil will be used to install a grass field on the New Haven side. Chris Hulk, engineer, SLR Consulting, stated the site acts as a semi-impervious surface and after it is broken up and with the new fill the stormwater will be decreased. Commissioner Hendricks asked if the applicant would be agreeable to use the parking only for the football games. Commissioner Sullivan stated he doesn't think it's going to be a problem since it is just for the staff. Commissioner Hendricks explained she was concerned about the environmental issues. Attorney Hammer stated he doesn't think this application will cause any adverse impact to the area.

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

Commissioner Vecelillo made a motion to close the public hearing on Files #SP21-63; #SR 21-64' #RFG 21-65 and #CSPR 21-66, seconded by Commissioner Taylor and passed.

Regular Meeting:

Deliberation on Public Hearing Item 231 Derby Avenue File # SP21-63, # SR21-64. #RFG 21-65 and #CSPR 21-66

Commissioner Suggs made a motion to approve Files #SP 21-63, #SR 21-64. #RFG 21-65 and #CSPR 21-66 with the condition that there is employee parking only for large sporting events only, seconded by Commissioner Biancur and passed.

Public Hearing:

144 Campbell Avenue: Special Permit application for approval of a liquor Bar/Cafe in the Central Business District pursuant to Section 45 and 85 of the West Haven Zoning Regulations. Applicant: Niall O'Neill/ Applicant Alfred Biagetti; File: #SP 21-67

Mr. O'Neill submitted the mailings to the file. A lease has been signed for the Kelly's property and would like approval for a liquor license. It will be a neighborhood type bar. Lunch and dinner will be served. There will be inspections by building, fire and health. There will be light music such as a one piece acoustic.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application. Kathy Biagetti, 6 Colonial Blvd, stated they are the landlords of this building and as a resident who appreciates small businesses and is in favor.

Commissioner Sullivan made a motion to close the public hearing on File #SP 21-67, seconded by Commissioner Taylor and passed.

Regular Meeting:

Deliberation on Public Hearing Item 144 Campbell Avenue File: # SP 21-67

Commissioner Biancur made a motion to approve File #SP 21-67, seconded by Commissioner Sullivan and passed.

Staff Reports: Applications for 135 Front Avenue, 221 Bull Hill Lane, 18 Peabody and Zone change will be on the agenda for June 22, 2021 and possibly 400 Frontage Rd.

Other Business: HB 6107 is on the calendar and cottage industry is part of the bill and discussion needs to be had regarding opting out. There is a concern that by June 2022 each town/city has to have a plan for affordable housing. West Haven's contingent voted no.

Adjournment: 6:50 p.m.

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