



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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CITY HALL 1896 -1967

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 **MAY 28, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Wednesday May 28, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the regular meeting minutes for May 13, 2025, seconded by Commissioner Coscia and passed.

PUBLIC HEARING:

University of New Haven Application to rezone the following parcels in West Haven, CT to the Educational Facilities District: 1129 Campbell Avenue (MBL 060-0151-0-0000), 1131 Campbell Avenue (MBL 060-0150-0-0000), 1081 Campbell Avenue (MBL 054-0076-0-0000), 1083 Campbell Avenue (MBL 054-0075-0-0000), 31 Ruden Place (MBL 060-0009-0-0000), 1237 Campbell Avenue (MBL 060-0109-0-0000), 252 Orange Avenue (MBL 065-0455-0-0000), 20 Atwood Place (MBL 060-0214-0-0000), 1 Forest Road (MBL 065-0282-0-0000), 55 Forest Road (MBL 065-0281-0-0000), 403 Orange Avenue (MBL 060-0071-0-0000 and MBL 060-0071-0-0000), 445 Old Orange Avenue a/k/a 445 Orange Avenue (MBL 059-0198-0-0000), 467 Old Orange Avenue a/k/a 467 Orange Avenue (MBL 059-0199-0-0000) and Woodside Street Aband (MBL 065-0015-0-0000). Owner/applicant University of New Haven c/o Joseph P. Williams Esq. #ZM 25-14

Attorney Williams, Shipman & Goodman, New Haven, CT introduced Lou Anino, Assoc VP, UNH. This application is to re-zone 14 properties to the educational zone. Mailings have been submitted to the file. All the properties are owned by UNH. This is just to make all the

properties consistent in one zone. The Railroad Salvage property would like to be developed under the EFD zone. A letter was submitted to the commissioners summarizing the application, GIS maps, aerials, photos and zoning maps. Mr. Anino explained that there two or three campuses. A small piece of property was a paper street, abandoned and was quit claimed to UNH and would like it to be included in the EFD zone. The West Side Hall has a small piece of property within it. For that small piece, this will be an administrative request for this small parcel and will not be developed. Mr. Anino showed the DOT owned properties. They had no interest in selling but UNH maintain them. On the Railroad Salvage property, they are hopeful to develop as a technical center such as computing, chemistry and engineering labs. There is a parcel that bridges the two pieces and this will allow a pedestrian walkway. The property in the northwest is the former Allingtown library and renovations are ongoing and currently will serve as classrooms. It is in UNH's best interest to be under the EFD zone especially with regards to the parking regulations. Commissioner Coscia recommends footbridges for students. Attorney Williams stated this application is in accordance with POCD.

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

Steve Fontana, North Haven, is in favor.

Denedra Knox, 57 Forest Rd., concerned about the traffic and parking.

Stefan Knox, 57 Forest Rd., concerned about parking and blocking his driveway.

Attorney Williams responded that the plan is for the demolition of 55 Forest Rd which will add more parking. Ms. Conniff stated UNH has cooperated with a parking plan and shuttles

Commissioner Biancur made a motion to close the public hearing on File #ZM 25-14, seconded by Commissioner Milano and passed.

Commissioner Coscia made a motion to approve File #ZM 25-14 and is in accordance with the POCD pages 56 and 57, seconded by Commissioner Standish and passed.

Staff Reports: June 10th meeting, dog grooming application and storage for hazardous materials,

Other Business: none

Recess: 6:47 p.m.

Resumed: 6:49 p.m.

Commissioner Biancur made a motion to go into Executive Session and invite the commission, staff and corporation counsel, seconded by Commissioner Standish and passed

Regular Meeting resumed: 7:34 p.m.

Commissioner Biancur made a motion to add an item to the agenda to issue a cease and desist and/or refer to Corporation Council on the removal of the driveway or notification of at 36 East Ave., seconded by Commissioner Coscia and passed.

Commissioner Biancur made a motion to approve and act on the added item with the removal of the driveway for 36 East Ave, seconded by Commissioner Coscia and passed.

337 Main St – a notice of non-compliance will be sent.

ADJOURNMENT: 7:37 P.M.

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