



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 FOR PLANNING AND ZONING COMMISSION **JUNE 10, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday June 10, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioner Suggs, Rivera, Vecellio, Milano, Sullivan, Standish, Coscia, Assistant City Planner Conniff, Corporation Counsel Taylor, City Council liaison Donovan.
Absent was Commissioner Biancur.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to approve the meeting minutes for the Regular Meeting of May 28, 2025, seconded by Commissioner Milano and passed.

PUBLIC HEARING:

Proposed amendments to the City's Zoning Regulations to allow Hazardous Material and Warehousing, as a Special Permit use in the RCPD (Planned Residential Commercial District) to establish standards for approval of this use. Applicant: Arin Hayden ZR #25-21

Applicant stated this application is to change the non-allowance of warehouse use and hazardous use on the property. We would like to make it a special permit use. There currently is no warehouse use allowed. This is an automotive paint retailer to store paint. There will be no activities done in the warehouse. Ms. Conniff read comments into the record from the Building Official. Mailings were submitted to the file. Commissioner Suggs questions the statement under transportation "high volume truck operation" and why it is requested. Applicant stated he doesn't remember writing that specifically. Ms. Conniff stated this is in error. Clarification is to be for only storage and a two man truck operation, not high volume. Commissioner Coscia stated the tractor trailer traffic should be included since it is currently not part of the regulation

even though it won't be high traffic. This property was previously a commercial linen laundry facility. Ms. Conniff reminded the commission this is just for a zone change. The applicant would have to come before the commission again for the special permit. Type of hazardous chemicals have to be approved by the Fire Department and not by this commission.

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

Commissioner Sullivan made a motion to close the public hearing on File #ZR #25-21, seconded by Commissioner Vecellio and passed.

Commissioner Coscia made a motion to approve File #ZR #25-21 minus the transportation heading with the tractor trailer that was in the application, seconded by Commissioner Vecellio and passed.

96 Elm Street: Application for approval of a Special Permit to allow for a pet grooming facility (non-boarding) on property located in the NB (Neighborhood Business) District). Applicant: Gary D. Williams Jr / Owner: KNG Realty LLC Trustee SP #25-22

Applicant stated this is for a pet grooming salon by appointment. Dogs will be dropped off and picked up when done. License is being applied for. There are only four parking spots in total and he has the use of two. He is planning only to have about three customers a day. There is off street parking if needed. Mailings were submitted to the file. Ms. Conniff read comments into the record from the Building Official and Police Department.

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

Commissioner Sullivan made a motion to close the public hearing on File #SP 25-22, seconded by Commissioner Milano.

Commissioner Coscia made a motion to approve File #SP 25-22, seconded by Commissioner Vecellio and passed.

Staff Reports:

36 East Ave - Ms. Conniff brought the commission up to date on this application regarding the removal of the front yard parking. This is in contempt of a court ruling and a motion should be filed. Corporation Counsel Taylor stated he would like the opportunity to review this and report back to the commission.

337 Main St. - Ms. Conniff stated a recording was given to the commission for the review of the last meeting. She will try to get the applicant to attend the next meeting and she is questioning the approved conditions. There was a request for a certificate of zoning compliance because of a sale. She did write a letter stating the property does not meet the Village District approval. Attorney Taylor will review this as well and present a draft.

Five applications for the next meeting – 31 Elm St., 610 Campbell Ave., 163 Boston Post Rd., 377 Main St., 15 Glade St, and 340 Front Ave.

Other Business: None

ADJOURNMENT: 6:37 P.M.

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