

MEETING MINUTES OF SPECIAL MEETING OF PLANNING AND ZONING COMMISSION  
JULY 6, 2021

The West Haven Planning and Zoning Commission held a Special Meeting and Public Meeting on Tuesday, July 6, 2021, at 6:00 pm at Cielo Banquet ( aka West Haven Italian American Club) 85 Chase Lane, West Haven Ct 06516.

PRESENT: Commissioners Hendricks, Biancur, Sullivan, Suggs, Mullins, Milano, Vecelillo, Assistant City Planner Conniff, and Director of Planning and Development Soto. Absent was Commissioner Taylor

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the Regular and Public Meeting minutes of June 22, 2021, seconded by Commissioner and passed.

**Public Hearing:**

- 1. Proposed Amendment to Zoning Regulations.** The Applicant proposes to amend Article 1- Section 2.2 Definitions add (Storage Self) Table 62.1 summary table of parking and Loading Requirements of the City of West Haven Zoning Regulations File # ZR 21-68

Jeffrey Gordon, Codespodi Associates, is representing the applicant tonight. This application is to bring more current regulations to what is happening in the industry differentiating between high rise, climate control to free standing storage units. Currently, parking is currently determined on the number of cubicles and/or units not square footage. The proposal limits number of loading docks because only one or two are needed accessing an elevator area.

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

Robin Hamilton, clarification on parking  
155 Bull Hill Lane, clarification on change for whole city.  
Catherine Tucker, 156 Peabody St., parking

Commissioner Mullins made a motion to close the public hearing on File ZR 21-68, seconded by Commissioner Biancur and passed.

**Deliberation on Public Hearing Item:** Regulation Change File # ZR 21-68

Commissioner Mullins made a motion to approve File #ZR 21-68, seconded by Commissioner Suggs and passed.

- 2. Proposed Amendments to Zoning Map.** Applicant proposes to change the RB (Regional Business) district with an IHZ (Incentive Housing Zone) overlay on the property located at 855 Boston Post Road. Pursuant to Section 86 and 27 of the City of West Haven Zoning Regulation. Applicant Jeffery N. Gordon PLA/Owner: Orange Avenue LLC, File # ZM 21-69

Jeffrey Gordon, Codespodi Associates, stated this application is for an overlay district and will not change the zone. Mr. Gordon described the parcel of land and its boundaries. There is industrial to the north, some residential to the northeast and west and a cemetery. Incentive housing is in harmony with Section 27 and he read into the record the requirements of this section and pointed out the benefits for this overlay. The tax base will benefit the city and the neighborhood will benefit as well. Mr. Gordon explained how this meets the Plan of Conservation and Development and the benefits to the city as well as the other regulations of the city. Lighting and landscaping will be by special permit. This type of

development will create approximately \$1 million in revenue. Residential can be built into an RB district as of right today as a mixed use with units above the first floor.

Recess to 7:00 p.m.

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

Shawn Brown, 56 Highview Ave., asks who the housing is for, public or students and whether it is a taxable property

Kathy Tucker, 156 Peabody St., questions the amount of revenue and if it includes car taxes too. Does feel housing would be beneficial. Would rather see business development.

Deborah Simone, 207 Fresh Meadow Rd., is opposed to residential in this overlay and would affect the neighborhood.

Jennifer Maultsby, 32 Bedford St., is opposed and is concerned about traffic, wetlands and wildlife.

Robin Hamilton, 92 Bedford St., is opposed to the location and neighborhoods should be linked and this doesn't see on this does it. The owner has not been a good neighbor

Celeste Robinson Folger, 79 Dalton St., is opposed.

Susan Chase, 135 Dalton St., is opposed.

Greg Folger, 79 Dalton St., concerned about increased crime and should cleaning up the neighborhood first.

Karen Folger Washington, 104 Canton St., concerned about bringing more rental properties into the neighborhood.

Margaret Davis, 28 Bedford St., is opposed to an apartment building in the neighborhood.

Edward McMillian, 43 Dalton St., questioned busing routes.

Sandra Brown, 17 Bedford St., concerned about the Cove River, dumping, sewage problems, traffic, selling to UNH, and asked how the city will benefit.

Shirley Joiner, 16 Bedford St., opposed and would like to see a business there.

Letter from Councilwoman Hoskie read into the record opposing zone change.

Letter from John and Mark Healy, 35 Fresh Meadow Rd., read into the record, in support,

Letter from Ken Carney, Baybrook Remodelers, 824 Boston Post Rd., read into the record, in support.

Mr. Gordon rebutted stated no one wants apartments but they are being built and businesses are following them. The tenants are unknown, could be UNH students, but unknown at this time. It will create approximately \$1 million in taxes. Offices and retail are vacant and mixed use is what is driving the market. Commercial businesses does not link neighborhoods. The property owner has been trying to keep up with the dumping.

Commissioner Sullivan asked about the number of tenants that would be living there in the 150 units and the type of tenant such as Yale/UNH graduate students, doctors, medical residents, etc.

Commissioner Biancur asked how these types of tenants would become part of the neighborhood.

Commissioner Milano asked about the objectives of the IHZ and if any of those are part of this overlay.

Commissioner Hendricks stated none of these objectives are in the Master Plan. Commissioner Milano also stated the Plan of Conservation and Development does not mention residential on Route 1. Mr.

Gordon was asked to explain some of the items in his narrative and where the data was obtained from.

Commissioner Suggs asked how this development will reached the goals of Allingtown. Commissioner

Milano asked why this zone. A mixed use development can be built as of right. Mr. Gordon stated an

IHZ overlay allows more density and provides an affordable component. Commissioner Milano stated this application is trying to put an overlay zone in a area where the POCD does not mention it.

Commissioner Mullins made a motion to close the public hearing on File ZM 21-69, seconded by Commissioner Suggs and passed.

**Deliberation on Public Hearing Item:** Zone Map Change File # ZM 21-69

Commissioner Biancur made a motion to deny File ZM 21-69 for the following reasons:

1. Does not align with Section 27
2. Does not align with Sections 27.3.1, 27.3.2 and 27.3.3 and or the POCD Allingtown/Route 1 section.

Seconded by Commissioner Mullins

Commissioner Mullins doesn't feel it is the right use for Allingtown. Commissioner Hendricks would like to see this in another area rather than transient tenants and would like to see tenants that would be a part of the neighborhood. Commissioner Biancur stated this is against the regulations in the way it was presented as well as against the intent of the POCD.

Roll call.

Denied 5 – 0.

**Adjournment** 9:22 p.m.

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