



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 **AUGUST 26, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday August 26, 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, Milano, Sullivan, Coscia, Vecellio, Rivera, Standish, Assistant Planner Conniff, ZEO Hotchkiss, Corporation Counsel Taylor and Council liaison Donovan. Absent was Commissioner Milano.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the Regular Meeting of July 22, 2025, seconded by Commissioner Coscia and passed.

PUBLIC HEARING:

360 Campbell Avenue: A Special Permit and Site Plan Review to remove a large storage garage and replace it with a 6- unit apartment building. In pursuit of sections 39.2, 85, 92, and 21 of the City of West Haven Zoning regulations. Owner: Michael Altieri / Applicant Vincent R. Falcone File #SP 25-34, SR 25-35 and VDO 25-006

A letter has been submitted by Attorney Falcone requesting a continuance to Tuesday, September 9, 2025 at 6 p.m.

REGULAR MEETING:

252 Orange Avenue: A Site Plan Review to repurpose an existing building in the EFD (Educational Facilities District) into an academic, collaborative, administrative and faculty space for the University of New Haven. Under section 28.1, 28.2, 28.3 and 85 of the City of West

Haven Zoning Regulations. Owner University of New Haven / Applicant Louis C. Annino Jr., PE., CPE Assoc. Vice President Office of Facilities SR 25-33

Louis Annino and Ray Paier, engineer, stated this is a parcel of approximately 1.4 acres formerly the CVS building. This application is to renovate approximately 10,000 sq. ft. from retail to academic administration and collaborative space. The application is fully compliant with current zoning regulations and consistent with the Plan of Conservation and Development. A plan was shown to the commissioners describing the building renovations. A new formal entrance will be on the east side and a terrace will be added. The building will be predominately office spaces and a large community room and conference space. Commissioner Standish notes that it is no longer Orange Avenue. It is currently known as Boston Post Rd. Mr. Annino stated the property is U-shaped with a warehouse in the middle. The existing curb cut on Boston Post Rd will remain. He showed where the landscaping will be and there will be 48 parking spaces. Comments from the Building Department were received. Renovation will begin sometime after if approved. Hopefully occupancy in a year. Commissioner Biancur stated he likes that the design fits into the neighborhood and is harmonious with the adjacent neighborhoods.

Commissioner Coscia made a motion to approve File #SR 25-33, seconded by Commissioner Standish and passed.

200 Oak Street: A Site Plan Review in the SCR (Shoreline Residential Retail) to do site improvements on an existing apartment complex that will meet ADA compliance, improve walkability, and landscape within the site. In pursuant of section 39.2, 85 of the City of West Haven Zoning regulations. Owner / Applicant West Haven Housing Authority DBA Savin Rock Communities. Fila #SR 25-36 and ESCP #25-37

Ms. Blutt, Landscape designer, Glastonbury, CT is represented the application. This application is for improvements at this site. The site has an existing high rise. The proposal is to upgrade the parking lots and expansion where proposed. It will also include the demolition of walkways for improvements. Ms. Conniff read comments into the record from the Fire Marshall and Building Official.

Commissioner Coscia made a motion to approve File #SR 25-36 and ESCP #25-37, seconded by Commissioner Standish and passed.

Staff Reports:

Sept 9th meeting – 360 Campbell Ave (continued), 727 Campbell – nail salon and 600 Sawmill Rd. – Hebrew girl's school

Sept 18th – 6 p.m. – virtual special meeting for the downtown municipal plan for the commission Temporary healthcare structures – Commissioner Suggs will send out the information for further discussion.

Executive Session: 6:36 p.m.

Commissioner Biancur made a motion to go into Executive Session and invite City Council liaison, Corporation Counsel and Alternate Commissioner, seconded by Commissioner Sullivan and passed to Discuss Liquor Uses in Zoning Districts

Other Business: Commissioner Standish recommends a visit to Derby to see their improvements in the city center.

ADJOURNMENT: 7:00 p.m.

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