



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516
Phone 203.937.3580 • Fax 203.937.3742



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 FOR PLANNING AND ZONING COMMISSION SEPTEMBER 23, 2025

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday September 23, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Suggs, Sullivan, Biancur, Milano, Coscia, Standish, Vecellio, Assistant City Planner Conniff, Zeo Hotchkiss and Corporation Counsel Taylor. Absent was Commissioner Rivera.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for Regular Meeting of September 9, 2025, seconded by Commissioner Coscia and passed.

CONTINUATION:

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

Attorney Vincent Falcone, West Haven, CT., is representing the applicant tonight. There are two plans but a second one has been submitted for the commission's determination. His applicant stated the original plan is superior to the alternative plan. At the current time, there is no formal parking. The proposal is to add eight parking spaces and two additional spaces to serve the apartments already on the site. The new plan ignores the continuing existing use. The original plan has three buildings, the original building, proposed apartment house and the building next door. Photos were submitted showing the three properties. The garage will be demolished and will

be the front of the new apartment house. Section 21 should not be considered so the character of the neighborhood can be retained. The need of the city should be primary.

Commissioner Biancur stated the second plan that was submitted fits into the VDO zone. Attorney Falcone does not like the idea of the apartment house being close to Brown St. Commissioners discussed the location of the building on the property and the VDO zone. Commissioner Suggs stated he doesn't feel this building add anything to the area. Commissioner Standish stated the first plan is correct and thinks it will improve the area. Commissioner Milano asks if the floor plan can be done from Option 2 and screening the parking from Option 1. He likes the building but the question is the placement of the building. Commissioners and Corporation Counsel discussed whether changes could be reviewed by the chairman rather than waiting another 30 days.

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 Files #SP 25-34, SR 25-35 VDO 25-006, seconded by Commissioner Coscia and passed.

Commissioner Biancur made a motion to approve Files #SP 25-34, SR 35-35 and VDO 25-006 with the following conditions: building placement and parking from Map SK01, 7/30/25 Revision 1, and Floor Plan Map SK01 dated 9/12/25 Revision 2, screening around both grounds and Campbell parking area and new map to be submitted by Friday, 9/26/25 by close of business, 4 p.m. for review, seconded by Commissioner Coscia and passed.

PUBLIC HEARING:

12 & 22 Meloy Road: A Special permit for parking in the front-yard and a Site Plan Review to build a fast-food restaurant, with no drive-thru service, Located in the CD (Commercial Design) district. In Pursuant to section 39.2, section 60.7, 75 and 92 of the City of West Haven Zoning Regulations. Owner / Applicant 22 Meloy Road, LLC File SP 25-53 and SR 25-54

Attorney Vincent Falcon, West Haven, CT is representing the applicant. The property resides where restaurants are permitted as of right. The property has two front yard and there will be no drive thru. Parking will be on Meloy Rd and therefore a special permit is needed. Negotiations are ongoing with a fast food chain. Jeff Gordon, engineer, discussed the site plan with the commission. This proposal is taking two non-conforming lots and making them more conforming. The existing retaining walls will be removed and replaced with a new wall which will be moved back to allow a sidewalk. The proposal is for a one story building. Parking will comply. Meloy Road will only be a right turn only and a landscaping and lighting plans were submitted. A traffic report was also submitted to the commission. Commissioner Vecellio stated the driveway should not be located across from the liquor store. Michael Lepsiit, 788 Ocean Ave, owner of the properties, agrees with Commissioner Vecellio but this is not near the driveway. Ms. Conniff read comments from the City Engineer and Building Official.

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

Commissioner Bianca made a motion to close the public hearing on Files #SP 25-53 and SR 25-54, seconded by Commissioner Coscia and passed.

Commissioner Biancur made a motion to approve Files #SP 25-53, SR 25-54 with the condition that all signage be on the entrances and exits, seconded by Commissioner and passed.

Recessed: 7:26 p.m.

Resumed: 7:29 p.m.

REGULAR MEETING:

561 Main Street: A Site Plan Review and Coastal Site Plan to change the use of a Public Facility into housing within the TOD (Transit Oriented) District. In pursuant to section 39.2, 35, 71, 85 and 92 of the City of West Haven Zoning Regulations. Owner City of West Haven / Applicant Kratzert, Jones & Associates, INC James Sakonchick PE. LS. Agent File # SR 25-32 CSP #25-33

James Sakonchick, engineer, stated this application is for the re-use and renovation of Stiles School to be used for apartments. It is located in the Cam and flood plain areas. A substantial portion of the site is above the flood plain activity. A letter was received from FEMA showing the area outside the flood plain. He pointed out the areas on the map to the commission. The existing footprint and parking areas will be utilized. It will also be handicapped accessible, which is the only physical change. He described past floods on the effect of this property and researched how the 100 year flood could affect this property. The parking is outside the area of this flood even though there would be a mandatory evacuation. This building is a masonry building and does have shelter in place with the central hallway if residents choose not to leave. He submitted exhibits showing the building, flood plain and emergency exits. Ms. Conniff read into the record comments from the Building Official and other staff officials. Fernando Pastor, Hamden, Ct., designer of the project, stated the original plan was to add an additional floor but it was not approved. He described how the plans have changed. The property hasn't been developed because the property has not been purchased yet. The proposal is to have approximately 30 units consisting of studios, one bedroom and two bedrooms.

Commissioner Sullivan made a motion to approve Files #SR 25-32 and CSP 25-33, seconded by Commissioner Coscia and passed.

Staff Reports: none

Other Business: none

Commissioner Suggs made a motion to go into Executive Session and invited Assistant City Planner Conniff, ZEO Hotchkiss and Corporation Counsel Taylor.

Executive Session: 337 Main St – 7:55 p.m.

ADJOURNMENT: P.M.

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