



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 **OCTOBER 28, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting on Tuesday October 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, Milano, Sullivan, Milano, Vecellio, Rivera, Standish, ZEO Hotchkiss and Assistant City Planner Conniff and Corporation Counsel Taylor. Absent was Commissioner Coscia.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the Regular Meeting of October 15, 2025, seconded by Commissioner Sullivan and passed.

PUBLIC HEARING:

Temporary Health Care Structure the City of West Haven is considering whether to allow or not allow temporary health care structures as defined by Connecticut General Statutes

Title 8 - Zoning, Planning, Housing and Community Development; Chapter 124 - Zoning Section 8-1bb Temporary Health Care Structures.

The commission may opt out of the provisions of this section and the provision of subsection (a) of section 8-2 of the general statutes, as amended by this act, regarding authorization for the installation of temporary health care structures, or The commission may view this statute as a need and should come up with bulk requirements, time frames, the percentage of the area of the lot that may be occupied and time frame of how long it may stay; and violations if the structure is not removed. Owner/ Applicant City of West Haven.

Ms. Conniff stated the law states a structure can be constructed on a property and read the language on the requirements to be allowed for a caretaker to live in this structure for the purpose for taking care of a mentally impaired person. The statute was read into the record. These structures are only temporary and must be removed after six months after the mental impaired person passes away or services of a caretaker are no longer needed. The commission can create a zoning regulation or can opt out. Commissioners discussed the types of structures, i.e., sheds, RV's, etc. but they must be assembled offsite, no permanent foundation and be able to be removed. Discussion centered around the density of West Haven. Ms. Conniff read into the record comments from the Health Department. Commissioner Suggs read into the comments Corporation Counsel Taylor's comments. Ms. Conniff also stated West Haven has the accessory apartment regulations which addresses this.

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

Commissioner Biancur made a motion to close the public hearing on Temporary Health Care Structures, seconded by Commissioner Rivera and passed.

Commissioner Biancur made a motion to opt out of Section 8-1bb of State statues for the following reasons: the density and concentration of the structures given to the density and population of West Haven, the incapability of such units based on blending harmoniously into the community, does not allow for the flexibility to regulate most planning and zoning and city agencies and their personnel and staffing issues, seconded by Commissioner Milano and passed unanimously.

Executive Session: 6:22 p.m.
Commissioner Sullivan made a motion to go into Executive Session, seconded by Commissioner Milano and passed.

Staff Reports:
Other Business:

ADJOURNMENT: P.M.
Commissioner made a motion to adjourn, seconded by Commissioner and passed.