



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Development Department

City Hall | 355 Main Street | First Floor West Haven, Connecticut 06516-0312  
Phone 203.937.3580 Fax 203.937.3742



## Notice Of Special Meeting Of the West Haven Planning and Zoning Commission To Be Held on Wednesday, May 4, 2016

Time: 5:00 PM

Place: West Haven City Hall  
Harriet North Room 2<sup>nd</sup> Floor  
355 Main St.  
West Haven Ct 06516

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

1. **16 Elm Street and 70 & 105 Water Street:** Costal Site Plan Review to allow excavation and removal of grossly impacted contaminated soil followed by the construction of an environmental cap consisting of clean fill to allow for the in-place management of lesser impacted soils in accordance with CT DEEP Regulations located in the WD (Waterfront Design) under section 71, of the West Haven Zoning regulations Owner: City of West Haven and The Haven Group LLC. Applicant: City of West Haven File # CSP-16-196
2. **16 Elm Street and 70 & 105 Water Street:** Erosion and Sediment Control Plan application will allow the establishment of erosion and sediment controls, clearing and grubbing, demolition of certain foundations and other sub-grade structures. Grossly impacted contaminated soils will then be excavated and removed. Grades across the site will be raised using clean Structural fill to allow for future construction in clean material, located in the WD (Waterfront Design) under section 25, 60, 74, and 75 of the West Haven Zoning regulations Owner: City of West Haven and The Haven Group LLC. Applicant: City of West Haven File # ESCP-16-197
3. **16 Elm Street and 70 & 105 Water Street:** Resource Removal, Filling or Grading Plan application will allow the establishment of erosion and sediment controls, clearing and grubbing, demolition of certain foundations and other sub-grade structures. Grossly impacted contaminated soils will then be excavated and removed. Grades across the site will be raised using clean Structural fill to allow for future construction in clean material, located in the WD (Waterfront Design) under section 25, 60, 73, 74, and 75 of the West Haven Zoning regulations Owner: City of West Haven and The Haven Group LLC. Applicant: City of West Haven File # RFG-16-198

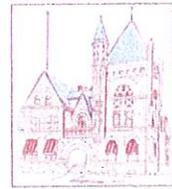
Adjourn

Kathleen Hendricks, Chairman



# CITY OF WEST HAVEN, CONNECTICUT Planning and Zoning Commission

City Hall | 355 Main Street | Third Floor West Haven, Connecticut 06516-0312  
Phone 203.937.3580 Fax 203.937.3742



CITY HALL 1898-1967

## APPLICATION

SPEC. MTNG:  
5/04/2016

### APPLICATION FOR:

- SUBDIVISION
- RESUBDIVISION:
- SPECIAL PERMIT
- SITE PLAN REVIEW
- COASTAL SITE PLAN REVIEW # 196
- EROSION AND SEDIMENT CONTROL PLAN # 197
- RESOURCE REMOVAL, FILLING OR GRADING # 198
- CERTIFICATE OF APPROVAL OF LOCATION FOR AUTOMOTIVE
- APPLICATION FOR LIQUOR PERMIT

### APPLICANT

NAME CITY OF WEST HAVEN  
ADDRESS 355 MAIN STREET, WEST HAVEN, CT 06516

### PROPERTY OWNER

NAME CITY OF WEST HAVEN AND THE HAVEN GROUP, LLC  
ADDRESS 47 HIGHLAND PARK VILLAGE, SUITE 200, DALLAS, TX 75205

### PARTY TO BE NOTIFIED

ATTORNEY OR AGENT DARRICK JONES, c/o LEGGETTE, BRASHEARS & GRAHAM, INC.  
ADDRESS 4 RESEARCH DRIVE, SUITE 204, SHELTON, CT 06484  
TELEPHONE NUMBER 203-929-8555

SITE ENGINEER BILL BECKMAN c/o LEGGETTE, BRASHEARS & GRAHAM, INC.  
ADDRESS 4 RESEARCH DRIVE, SUITE 204, SHELTON, CT 06484  
TELEPHONE NUMBER 203-929-8555

ARCHITECT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE NUMBER \_\_\_\_\_

LOCATION OF PROPERTY 16 ELM STREET AND 70 & 105 WATER STREETS  
ZONE WATERFRONT DESIGN (WD)

PLANNING & ZONING APPLICATION  
PAGE TWO

RELEVANT SECTION(S) OF ZONING REGULATIONS SECT. 71, 73 & 74

IS THE PROPERTY LOCATED WITHIN 500 FEET OF ANOTHER TOWN?

YES  NO

DOES THIS PROPOSAL INVOLVE A BUILDING OR USE IN A HISTORIC DISTRICT

YES  NO

DOES THIS PROPOSAL REQUIRE THE APPROVAL OF THE INLAND WETLAND

AGENCY?  YES  NO IF YES, PROVIDE A COPY OF THE APPROVAL

BRIEFLY DESCRIBE THIS APPLICATION APPLICATIONS FOR COASTAL SITE

PLAN REVIEW, EROSION & SEDIMENT CONTROL PLAN & RESOURCE  
REMOVAL, FILLING OR GRADING (#15-167, 15-168, & 15-169) WERE  
APPROVED BY THE PLANNING & ZONING COMMISSION IN A SPECIAL MTNG.  
ON 12/8/15. CERTIFICATES OF DECISION WERE NOT FILED IN THE CITY CLERK'S  
HAS A PREVIOUS APPLICATION BEEN FILED FOR THIS PROPERTY? OFFICE IN A  
"TIMELY FASHION"

YES  NO

IF YES, WHEN 12/8/15 ATTACH COPY OF DECISION LETTER

PROVIDE FEES AS DETERMINED BY THE STAFF OF THE PLANNING &  
DEVELOPMENT DEPARTMENT

PROVIDE A DESCRIPTION OF THE CONSTRUCTION ACTIVITIES.

\* CURRENT PLANS & APPLICATIONS REMAIN THE SAME AS  
PREVIOUSLY SUBMITTED & APPROVED. APPLICANT SEEKS REAPPROVAL

PROJECT IS TO BE STARTED ON \_\_\_\_\_ COMPLETED BY \_\_\_\_\_

LIST FEDERAL AND STATE PERMITS REQUIRED AND THEIR STATUS.

SEE PREVIOUS APPLICATION.

INCLUDE SPECIFIC USE STANDARDS FOR THE SPECIFIC APPLICATION WITH THIS  
FORM

**CERTIFICATION**

**I/WE CERTIFY THAT ALL OF THE ABOVE INFORMATION AND STATEMENTS CONTAINED IN ANY DOCUMENTS SUBMITTED WITH THIS APPLICATION ARE TRUE TO THE BEST OF MY/OUR KNOWLEDGE.**

**I/WE FULLY UNDERSTAND THAT THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO REVOKE ANY PERMIT SHOULD THE INFORMATION CONTAINED HEREIN NOT BE TRUE AND CORRECT OR THAT INFORMATION REQUESTED BY THIS APPLICATION HAS NOT BEEN FULLY DISCLOSED.**

  
\_\_\_\_\_  
SIGNATURE OF OWNER

5/2/16  
DATE

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

**NOTICE: BY FILING THIS APPLICATION, OWNER AND APPLICANT CONSENT TO SITE INSPECTIONS BY CITY STAFF AND/OR COMMISSIONERS**



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Zoning Commission

City Hall | 355 Main Street | Third Floor West Haven, Connecticut 06516-0312  
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CITY HALL 1898-1967

### APPLICATION

#### APPLICATION FOR:

- SUBDIVISION
- RESUBDIVISION:
- SPECIAL PERMIT
- SITE PLAN REVIEW
- COASTAL SITE PLAN REVIEW
- EROSION AND SEDIMENT CONTROL PLAN
- RESOURCE REMOVAL, FILLING OR GRADING
- CERTIFICATE OF APPROVAL OF LOCATION FOR AUTOMOTIVE
- APPLICATION FOR LIQUOR PERMIT

12/8/15

#### APPLICANT

**NAME** City of West Haven  
**ADDRESS** 355 Main Street; West Haven, CT 06516

#### PROPERTY OWNER

**NAME** City of West Haven and The Haven Group LLC  
**ADDRESS** 47 Highland Park Village; Suite 200; Dallas, TX 75205

#### PARTY TO BE NOTIFIED

**ATTORNEY OR AGENT** Darrick Jones, c/o Leggette, Brashears & Graham, Inc.  
**ADDRESS** 4 Research Drive; Suite 204; Shelton, CT 06484  
**TELEPHONE NUMBER** 203-929-8555

#### SITE ENGINEER

Bill Beckman, c/o Leggette, Brashears & Graham, Inc.  
**ADDRESS** 4 Research Drive; Suite 204; Shelton, CT 06484  
**TELEPHONE NUMBER** 203-929-8555

#### ARCHITECT

**ADDRESS** \_\_\_\_\_  
**TELEPHONE NUMBER** \_\_\_\_\_

**LOCATION OF PROPERTY** 16 Elm Street and 70 & 105 Water Streets

**ZONE** Waterfront Design

**PLANNING & ZONING APPLICATION  
PAGE TWO**

**RELEVANT SECTION(S) OF ZONING REGULATIONS** Sections 71, 73 & 74

**IS THE PROPERTY LOCATED WITHIN 500 FEET OF ANOTHER TOWN?**

YES  NO

**DOES THIS PROPOSAL INVOLVE A BUILDING OR USE IN A HISTORIC DISTRICT**

YES  NO

**DOES THIS PROPOSAL REQUIRE THE APPROVAL OF THE INLAND WETLAND AGENCY?  YES  NO IF YES, PROVIDE A COPY OF THE APPROVAL**

**BRIEFLY DESCRIBE THIS APPLICATION** \_\_\_\_\_

Excavation and removal of grossly impacted contaminated soil followed by the construction of an

environmental cap consisting of clean fill to allow for the in-place management of lessor impacted soils.

These actions are to be completed in accordance with CTDEEP Regulations.

**HAS A PREVIOUS APPLICATION BEEN FILED FOR THIS PROPERTY?**

YES  NO

**IF YES, WHEN \_\_\_\_\_ ATTACH COPY OF DECISION LETTER**

**PROVIDE FEES AS DETERMINED BY THE STAFF OF THE PLANNING & DEVELOPMENT DEPARTMENT**

**PROVIDE A DESCRIPTION OF THE CONSTRUCTION ACTIVITIES.**

Initial Site activities will include the establishment of erosion and sediment controls, clearing and grubbing, demolition,

of certain foundations and other subgrade structures. Grossly impacted contaminated soils will then be excavated and

removed. Grades across the Site will be raised using clean structural fill to allow for future construction in clean materials.

**PROJECT IS TO BE STARTED ON** mid-December 2015 **COMPLETED BY** March 2016

**LIST FEDERAL AND STATE PERMITS REQUIRED AND THEIR STATUS.**

CTDEEP Flood Management Certification application has been approved.

**INCLUDE SPECIFIC USE STANDARDS FOR THE SPECIFIC APPLICATION WITH THIS FORM**

**PLANNING & ZONING APPLICATION  
PAGE THREE**

**CERTIFICATION**

**I/WE CERTIFY THAT ALL OF THE ABOVE INFORMATION AND STATEMENTS CONTAINED IN ANY DOCUMENTS SUBMITTED WITH THIS APPLICATION ARE TRUE TO THE BEST OF MY/OUR KNOWLEDGE.**

**I/WE FULLY UNDERSTAND THAT THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO REVOKE ANY PERMIT SHOULD THE INFORMATION CONTAINED HEREIN NOT BE TRUE AND CORRECT OR THAT INFORMATION REQUESTED BY THIS APPLICATION HAS NOT BEEN FULLY DISCLOSED.**

*Commissioner Planning and Development*

*[Handwritten Signature]*  
\_\_\_\_\_  
SIGNATURE OF OWNER

*11/12/15*  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

**NOTICE: BY FILING THIS APPLICATION, OWNER AND APPLICANT CONSENT TO SITE INSPECTIONS BY CITY STAFF AND/OR COMMISSIONERS**

Rev 5-10-12



The West Haven Planning & Zoning Commission held a Special Meeting on Tuesday, December 8, 2015 in the Harriet North room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Sullivan, Suggs, Standish, Mullins, Trapani, Posey (7:50 p.m.) Commissioner of Planning and Development Riccio, ZEO Conniff, and City Councilperson liaison Riccio and Rob Librandi. Absent were Commissioners Posey and Cohen.

#### PLEDGE OF ALLEGIANCE

Continued

1. **200 Orange Ave, 1 Atwood Pl. (Formerly known as 202, 206,216,212,240 Orange Ave.) and 150 Taft Ave.:** Site plan modification to allow a 90,150 sq ft. mixed use development containing 15,200 sq feet of retail space and 67 residential units with associated parking and site improvements in the RCPD (Planned Residential Commercial )zone under sections 75, 60,62 of the West Haven Zoning Regulations Owner/Applicant: Forest Manor LLC file # SR 15-164

Commissioner Mullins made a motion to approve File #SR 15-164, seconded by Commissioner Posey and passed.

2. **200 Orange Ave, 1 Atwood Pl. (Formerly known as 202, 206,212,216,240 Orange Ave.) and 150 Taft Ave.:** Special Permit application to allow a multifamily dwelling units, Building height and parking within the front yard in a mixed use development containing 15,200 sq feet of retail space and 67 residential units in the RCPD(Planned Residential Commercial ) zone under sections 39.2A, 36.1, 60.7, 73.3 and 85 of the West Haven Zoning Regulations Owner/Applicant: Forest Manor LLC file # SP 15-163

Commissioner Mullins made a motion to close the public hearing on File #SP 15-163, seconded by Commissioner Posey and passed.

Commissioner Trapani made a motion to approve File #SP 15-163, seconded by Commissioner Mullins and passed.

3. **200 Orange Ave, 1 Atwood Pl. (Formerly known as 202, 206,212,216,240 Orange Ave.) and 150 Taft Ave.:** Erosion and Sediment Control Plan to allow a 90,150 sq ft. mixed use development containing 15,200 sq feet of retail space and 67 residential units with associated parking and site improvements in the RCPD(Planned Residential Commercial ) zone under sections 74,75,of the West Haven Zoning Regulations Owner/Applicant: Forest Manor LLC file # ESCP 15-165

Commissioner Trapani made a motion to approve File #ESCP 15-165, seconded by Commissioner Mullins and passed.

4. **200 Orange Ave, 1 Atwood Pl. (Formerly known as 202, 206,212,216,240 Orange Ave.) and 150 Taft Ave.:** Resource Removal Filling and Grading Application of more than 500 cubic yards of fill in the RCPD(Planned Residential Commercial ) zone under sections 73,75,of the West Haven Zoning Regulations Owner/Applicant: Forest Manor LLC file # RFG 15-167

Attorney Mark Sklarz is representing all application and has agreed that they all be heard together. He submitted the affidavit of mailing to staff. The property will be treated as one parcel and just under two acres. Present is David Beckerman of Acorn and Gary Tender, COO. This project required several variances which have been approved and granted by ZBA. Attorney Sklarz gave the background of how this parcel came to be and will be the gateway to the Allingtown District creating a village mixed use pedestrian family environment. Most of the 67 residential units consist of studios and one bedrooms to attract young adults. Based on the regulations the proposed Attwood is in harmony with the design district objectives. The West Haven Plan of Conservation and Development cites the loss of young adults from the City of West Haven and he feels that this project addresses this by providing young adults a pedestrian environment being so close to the University of New Haven. The Attwood is compatible with the RCPD zone, improves the functionality of the site, has a sustainable and walking community and will alter the esthetics of Allingtown as well as increasing property values. Jay Bratman, Segal and Partners, presented slides showing renderings of the existing site, proposed site enhancements and building and unit layout of the property. Matthew Skelly, Fuss and O'Neill, traffic engineer, gave a summary of the traffic impact study that was done. Letters have been received from Fire and Police Departments have no objection to this project. Mr. Librandi stated this project is a self-sustaining walkable project and should not create additional

traffic. There are 88 parking spaces on site and on Taft and Attwood there are 28 spaces. The tenants will have assigned spaces and remaining spaces will be used by retail and management will be on site with security from 9 a.m. to midnight as well as cameras. Lighting, bike racks, sidewalks and crosswalks were discussed.

Commissioner Trapani made a motion to approve File #RFG 15-167, seconded by Commissioner Mullins and passed.

Three calls were made to speak in favor.

Carol Eldee, 35 Lincoln St., concerned that there is not enough parking.

Gary Purdo, in favor.

Ron Quagliano, 27 Downdraft Circle, councilman at large, in favor.

Three calls were made to speak in opposition to this application

Gerald Kuger, 136 Taft Ave., stated the construction noise and vibration is affecting and damaging his property.

Jane Weiler, 100 Alps Dr. concerned about the parking and families utilizing two bedrooms.

Gary Brockman stated letters were sent to surrounding residents to come to a meeting but no one showed up. The construction will be completed by 12/18 for a removal of a pipe. There is no guarantee about the number of parking but the belief is the some tenants will not have cars.

## New

5. **16 Elm Street and 70 & 105 Water Street:** Costal Site Plan Review to allow excavation and removal of grossly impacted contaminated soil followed by the construction of an environmental cap consisting of clean fill to allow for the in-place management of lesser impacted soils in accordance with CT DEEP Regulations located in the WD (Waterfront Design) under section 71, of the West Haven Zoning regulations Owner: City of West Haven and The Haven Group LLC. Applicant: City of West Haven File # CSP 15-167

Commissioner Mullins made a motion to approve File #CSP 15-167, seconded by Commissioner Trapani and passed.

6. **16 Elm Street and 70 & 105 Water Street:** Erosion and Sediment Control Plan application will allow the establishment of erosion and sediment controls,

clearing and grubbing, demolition of certain foundations and other sub-grade structures. Grossly impacted contaminated soils will then be excavated and removed. Grades across the site will be raised using clean Structural fill to allow for future construction in clean material, located in the WD (Waterfront Design) under section 25, 60, 74, and 75 of the West Haven Zoning regulations Owner: City of West Haven and The Haven Group LLC. Applicant: City of West Haven File # ESCP 15-168.

Commissioner Mullins made a motion to approve File #ESCP 15-168, seconded by Commissioner Posey and passed.

7. **16 Elm Street and 70 & 105 Water Street:** Resource Removal, Filling or Grading Plan application will allow the establishment of erosion and sediment controls, clearing and grubbing, demolition of certain foundations and other sub-grade structures. Grossly impacted contaminated soils will then be excavated and removed. Grades across the site will be raised using clean Structural fill to allow for future construction in clean material, located in the WD (Waterfront Design) under section 25, 60, 73, 74, and 75 of the West Haven Zoning regulations Owner: City of West Haven and The Haven Group LLC. Applicant: City of West Haven File # RFG 15-169

Derrick Jones, applicant, agreed to hear all applications at one time. He stated a remedial action plan has been proposed for the site and to clean the site and cap the property for a developer to pursue construction. The work will be funded by a \$2 million grant was that approved for the City of West Haven. Foundation structures will be removed and the contaminated soil will be removed. Mr. Librandi stated staff did visit the site and inland wetlands approved the removal of wetland soils.

Commissioner Trapani made a motion to approve File #RFG 15-169, seconded by Commissioner Mullins and passed.

Three calls were made to speak in favor of this application.

Gary Purdo, 71 Bluff Ave., spoke about hazardous materials and possible waivers for retention systems.

Three calls were made to speak in opposition to this application.

Commissioner Mullins made a motion to close the public hearing, seconded by Commissioner Trapani and passed.

Staff Reports: None

ADJOURNMENT: 8:45 P.M.

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

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