

The West Haven Planning & Zoning Commission held a Regular meeting on Tuesday, January 12, 2016 in the City Council Chambers, 3rd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Mullins, Hendricks, Posey, Suggs, Cohen Standish, Commissioner of Planning and Development Riccio, ZEO Conniff and Corporation Counsel Amendola. Absent was Commissioner Trapani.

PLEDGE OF ALLEGIANCE

Vice Chairman Mullins thanked the new commission member Hendricks for her service to this commission and also to the outgoing Chairman Gene Sullivan for his past service. He asked for the moment of silence for Emmett McDonough who was a giant among men and had served this City well.

APPROVAL OF MINUTES: Commissioner Suggs made a motion to approve the November 24, 2015 and December 8, 2015 meeting minutes, seconded by Commissioner Standish and passed.

Commissioner Suggs made a motion to move Election of Officers to the first item on the agenda, seconded by Commissioner Posey and passed.

Election of Officers

Nomination for Chairman - Commissioner of Planning and Development Riccio presided over the election of officers and he opened the floor for nominations. Commissioner Posey nominated Commissioner Hendricks for chairman, Commissioner Hendricks seconded. Commissioner Suggs nominated Vice Chairman Mullins, seconded by Commissioner Mullins. Motion was made by Commissioner Mullins to close the nominations for chairman, seconded by Commissioner Suggs and passed. Commissioner Riccio appointed Alternate Standish to vote for nominations. Call was made for all those in favor for Commissioner Hendricks, Aye - Standish, Posey, Hendricks; Opposed – Suggs; Mullins abstained. Commissioner Hendricks voted in as chairman.

Nominations for vice chairman – Commissioner Standish nominated Commissioner Suggs who declined the nomination. Commissioner Suggs nominated Commissioner Mullins as Vice Chairman, Commissioner Hendricks seconded. Commissioner Mullins made a motion to close the nominations, seconded by Commissioner Suggs and approved. Call was made and Commissioner Mullins was voted in as Vice Chairman.

Nominations for secretary – Commissioner Mullins nominated Commissioner Suggs, seconded by Commissioner Standish. Commissioner Standish made a motion to close the nominations, seconded by Commissioner Mullins. Call was made and Commissioner Suggs was voted in as Secretary.

New

1. 1131-1137 Boston Post Road: The Applicant is seeking a Special Permit to open a tire repair and general mechanic shop in a Residential Business (RB) Zone under sections 85, 92 and table 39.2 of the West Haven Zoning Regulations Owner: Francesco Zanetti/ Riccarda Zanetti Applicant: Hassan Eddassa SP # 16-172
2. 1131-1137 Boston Post Road: A Site Plan Applicant to open a tire repair and general mechanic shop in a Residential Business (RB) Zone under sections Article 8 Section 75 and table 39.2 of the West Haven Zoning Regulations Owner: Francesco Zanetti/ Riccarda Zanetti Applicant: Hassan Eddassa SR #16-173
3. 1131-1137 Boston Post Road: Certificate of Approval for Automotive location to allow an to open a tire repair and general mechanic shop in a Residential Business (RB) Zone under sections 44 and 85 of the West Haven Zoning Regulations. Owner: Francesco Zanetti/ Riccarda Zanetti Applicant: Hassan Eddassa CAL #16-174.

ZEO Conniff received a call from a resident that received two letters from the applicant which were incorrect. Mr. Zanetti, Orange, CT stated a third letter was sent and it was mailed according to the town mailings and it came back. He submitted the three letters that were sent out within the required timeframes and he also submitted the post office affidavit of mailings. The application is for general mechanics and tire repairs. The previous business did the same type of work that is being requested. There are two apartments above the building, one being used by the property manager and the other one is empty at present. There are also two businesses located in the front. There are approximately a total of 31 parking spaces on the property with six spaces being allocated to this application. Dumpster location is in the rear. Hours of operation will be Mon thru Fri, 8-5 and Saturday 8 - 3. There will be no washing of cars on site. The tire storage will be inside and picked up every week and no cars will be stored on the lot more than 3-4 weeks according to lease terms.

Three calls were made to speak in favor.

Sammy Rivera, 14 Hamilton St., West Haven, is in favor but he stated the DMV requires a business to keep a car on their lot for 30 days and then proceed after that timeframe to decide what

Francesco Zanetti, 155 Martin Lane, Orange, CT., owner of the property, assured the commission that the property will be kept in good condition.

Three calls were made to speak in opposition.

Applicant rebutted that he will be diligent about cars not staying on his property.

Commissioner Standish made a motion to close the public hearings on #SP 16-172, SR 16-173 and CAL 16-174, seconded by Commissioner Suggs and passed.

Commissioner Posey made a motion to approve applications #SP 16-172, SR 16-173 and CAL 16-174 with the following conditions: parking lot will be striped; waste oil tank located inside building; no car on lot according to lease terms, said lease to be submitted to staff; dumpster will be screened, hours of operation will be no later than 3 p.m. on Saturdays and signage will be approved by staff, seconded by Commissioner Mullins and passed.

4. 995 & 1003 Orange Avenue (Boston Post Road) A Special Permit Application is submitted for a new 8,800 +/- Sq. Ft. O'Reilly Auto parts facility as well as improvement including parking, access, Storm water , utility, landscaping and lighting improvements. In a Regional Business (RB) Zone under section 20,44,50,52,56,60,61,62,65,67,73,74,75, and Article 85and 92 of the West Haven Zoning Regulations Owner/Applicant O'Reilly Automotive Stored, Inc SP #16-170
5. 995 & 1003 Orange Avenue (Boston Post Road) A Site Plan Application to allow for a new 8,800 +/- Sq. Ft. O'Reilly Auto parts facility as well as improvement including parking, access, Storm water, utility, landscaping and lighting improvements. In a Regional Business (RB) Zone under sections: 20,44,50,52,56,60,61,62,65,67,73,74,75, and Article 85and 92 of the West Haven Zoning Regulations Owner/Applicant O'Reilly Automotive Stored, Inc SR #16-171
6. 995 & 1003 Orange Avenue (Boston Post Road) A Erosion and Sediment Control Plan Application to allow for a new 8,800 +/- Sq. Ft. O'Reilly Auto parts facility as well as improvement including parking, access, Storm water , utility, landscaping and lighting improvements. In a Regional Business

(RB) Zone under 20,44,50,52,56,60,61,62,65,67,73,74,75, and Article 85 and 92 of the West Haven Zoning Regulations Owner/Applicant O'Reilly Automotive Stored, Inc ESCP#16-175

7. 995 & 1003 Orange Avenue (Boston Post Road) A Resource Removal Filling or Grading Plan Application to allow for a new 8,800 +/- Sq. Ft. O'Reilly Auto parts facility as well as improvement including parking, access, Storm water , utility, landscaping and lighting improvements. In a Regional Business (RB) Zone under sections 20,44,50,52,56,60,61,62,65,67,73,74,75, and Article 85 and 92 of the West Haven Zoning Regulations Owner/Applicant O'Reilly Automotive Stored, Inc RFG #16-176
8. 995 & 1003 Orange Avenue (Boston Post Road) A Certificate of Automotive location to allow for a new 8,800 +/- Sq. Ft. O'Reilly Auto parts facility as well as improvement including parking, access, Storm water , utility, landscaping and lighting improvements. In a Regional Business (RB) Zone under 20,44,50,52,56,60,61,62,65,67,73,74,75, and Article 85 and 92 of the West Haven Zoning Regulations Owner/Applicant O'Reilly Automotive Stored, Inc. File #CAL 16-176.

Joshua Swirling, engineer, stated the property is on Boston Post Rd and is backed by Dalton St. Due to a grade elevation the driveways will be located in the front. There are 40 parking space and the auto parts store is approximately 8800 sq. ft. There will be no repairs done on site. There will be 17 trees planted on site and shrubs on the rear property line. There will be a negligible change in impervious surface. There is currently an O'Reilly in Wethersfield but others are proposed in CT. If all permits are approved, construction will begin in spring with a proposed fall 2016 opening. There will be five full time and four part time employees. Hours of operation are Mon thru Sat 7:30 a.m. - 9 p.m. and Sundays 9 a.m. - 7 p.m. Box trucks will come for delivery or pick up during operation hours and tractor trailer deliveries will be about twice a week. There will be no entrance or exit on Dalton St. There will be no deliveries made by O'Reilly and everything will be stored inside. There will be a 2-4 ft. retaining wall and the notes on the plan explain on the site will be maintained. It will be a net fill site with about 20-30 truckloads

Three calls were made to speak in favor.

Three calls were made to speak in opposition.

Roosevelt Boyd, 55 Dalton St., requested that the planting of the trees and shrubs as indicated be done. He is also concerned about trash.

Sammy Rivera, in favor and informed the commission that if cars are left by their owners, the garage/mechanic cannot do anything for 30 days.

Lorna Boyd, 55 Dalton St., in favor as long as the shrubs and trees are planted.

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

Commissioner Posey made a motion to approve applications #SP 16-170, SR 16-171, ESCP 16-175, RFG 16-176 and CAL 16-176 with the following conditions: underlining shrubs and trees along the back of the fence on the Dalton St boundary, deliveries will be made only during operational hours, updated plans to be submitted to staff showing landscaping and any other revisions, signage to be approved by staff, seconded by Commissioner Mullins and passed.

Commissioner Standish commented that it would have been nice if a representative from O'Reilly was presented answer any questions the commissioners had. Commissioner Suggs is concerned about O'Reilly Auto Parts and Auto Zone being in close proximity to each other and the economic impact it may have. Commission discussed the economic development of this area of Boston Post Rd. Commissioner Riccio stated that they have asked the state for some resources and it is recognized that this area needs to be looked at.

Staff Reports

ZEO Conniff asked to if the commission wants to change the November 8th meeting due to the national election scheduled for that day. It was agreed upon to change it.

Edgewater contacted staff regarding the screening problems with the cell tower.

Adult Oriented Regulations – subcommittee was formed with Commissioner Mullins and Trapani. They are waiting from City Council to appoint someone. A letter will be sent to Chairman O'Brien.

ADJOURNMENT: 8:55 p.m.

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