

The West Haven Planning & Zoning Commission held a Regular meeting on Tuesday, February 23, 2016, in the Harriet North room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Mullins, Posey, Trapani, Suggs, Planning and Development Commissioner Riccio, ZEO Conniff, Assistant Planner David Killeen, Mayor O'Brien, City Councilperson liaison Eberle and Corporation Counsel Amendola. Absent were Commissioners Cohen and Standish.

#### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Posey made a motion to approve the meeting minutes of January 12, 2016 with the mentioned corrections, seconded by Commissioner Trapani and passed

#### New

1. **315 Campbell Ave:** Special Permit Application to allow a liquor permit for a pre-existing restaurant located in the CBD (Central Business District) Zone of the City of West Haven Zoning Regulation under sections 45,92 & Table 39.2 of the West Haven Zoning Regulations Applicant: Cary Martin/ Owner Ludan Inc., File #179-16 SP

Gavin Sperinsky stated this application is to open a restaurant where Christopher John's was. ZEO Conniff stated the Fire Marshal would like the applicant to make sure it is up to code especially with the hood exhaust. Mayor O'Brien informed the commission that the applicant has spent quite a bit of money and is going to make this a nice place. Possible opening will be around April or May. There is no one from the public to make comments regarding in favor or in opposition to this application. Commissioner Posey made a motion to close the public hearing on File#179-16 SP, seconded by Commissioner Suggs and passed. Commissioner Trapani made a motion to approve File #179-16 SP, seconded by Commissioner Mullins and passed.

2. **420 Island Lane:** A Special Permit for the construction of a 74,800 Sq. Ft. warehouse Building with Associated Parking and loading docks. The Site grading, utilities and land- scaping is also proposed. In a LM (light Manufacturing) Zone of the City of West Haven Zoning Regulations under Article 2 Section 25, Article 10 section 85 and Article 12 section 92. Owner/Applicant: Threegen Associates LLC; File #16-180 SP.

Assistant Planner Killeen read into the record correspondence from the applicant asking for a continuance to the March 8<sup>th</sup> meeting. Commissioner Trapani made a motion to continue File #SP 16-180 to the March 8<sup>th</sup> meeting, seconded by Commissioner Posey.

**420 Island Lane:** A Site Plan Review for the construction of a 74,800 Sq. Ft. warehouse Building with Associated Parking and loading docks. The Site grading, utilities and land- scaping is also proposed. In a LM (Light Manufacturing) Zone of the City of West Haven Zoning Regulations under Article 2 Section 25, Article 10 section 85 and Article 12 section 92. Owner/Applicant: Threegen Associates LLC; File #16-181 SR

Assistant Planner Killeen read into the record correspondence from the applicant asking for a continuance to the March 8<sup>th</sup> meeting. Commissioner Trapani made a motion to continue File #16-181 SR to the March 8<sup>th</sup> meeting, seconded by Commissioner Posey.

Staff Reports: Commissioners were brought up to date on the Havens and any future applications that may be coming to this commission.

Commissioner Trapani made a motion to adjourn, seconded by Commissioner Posey.

Commissioner Mullins asked why Mr. Rivera was here tonight. Corporation Counsel Amendola explained to Mr. Rivera the incompleteness of his application and the reason why it wasn't on the agenda. Mr. Rivera stated he was told that he didn't need a survey and he needs to speak to the commission about this. Commissioner Hendricks stated this will not be discussed in this public forum because there was no public notice. She is willing to meet with him after the meeting. Commissioner Mullins suggested Mr. Rivera meet with Corporation Counsel and staff.

ADJOURNMENT: 7:25 p.m.