

The West Haven Planning & Zoning Commission held a Regular meeting on Tuesday, March 22, 2016, in the Harriet North room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioner Hendricks, Suggs, Posey, Standish, ZEO Conniff, City Planner Killeen, Commissioner of Planning and Zoning Riccio, Corporation Counsel Amendola, City Council Liaison Eberle and Mayor O'Brien. Absent were Commissioners Trapani, Mullins and Cohen.

PLEDGE OF ALLEGIANCE

A moment of silence was held for the bombing victims in Brussels.

APPROVAL OF MINUTES: Commissioner Posey made a motion to approve the March 8, 2016 meeting minutes, seconded by Commissioner Standish and passed.

Regular Meeting

1. 51 Railroad Ave: Site Plan application to allow a 7,500 sq. ft. addition and associated site improvements in the LM (Light Manufacturing) Zone under Sections 25, 39.2, 60, 62, and 75 of the West Haven Zoning Regulations. Applicant /Owner: 221 Grand Ave LP File SR#16-184
2. 51 Railroad Ave: Soil and Erosion Control Application to allow a 7,500 sq. ft. addition and associated site improvements in the LM (Light Manufacturing) Zone under Sections 74 and 75 of the West Haven Zoning Regulations. Applicant /Owner: 221 Grand Ave LP File SR#16-184

Mr. Ruggiero is representing the owners. All the departments have approved this application. An application to the inland wetlands has been approved.

Commissioner Suggs made a motion to approve File #SR 16-184 Erosion and File #SR 16-184 Site Plan, seconded by Commissioner Standish and passed.

3. 146 Taft Avenue: Site Plan application to allow for paving and striping of fourteen (14) parking spaces as a modification to the previously approved mixed-use town village project ("The Atwood") at 150 Taft Avenue, 200 Orange Avenue, and 1 Atwood Place, in the RCPD (Residential-Commercial Design District) Zone under Sections 30, 39.2, 60,

62, and 75 of the West Haven Zoning Regulations. Applicant/Owner: Forest Manor, LLC. File SR#16-185

Attorney Mark Sklarz stated this is a simple change in the previously approved site plan. The change is based on comments that additional parking be added. The owner has acquired an additional piece of property for these parking spaces. Mayor O'Brien encourages approval of this application and he commends the owner for addressing this issue.

Gary LaTender, Forest Manor, LLC. stated the awards were made today and construction will begin.

Commissioner Suggs made a motion to approve File #SR 16-185, seconded by Commissioner Standish and approved.

4. The Haven South Municipal Development Plan Section 8-24 Review – Re: Proposed Acquisition of Certain Properties Contained within the Haven South Municipal Development Plan.

Attorney Gary O'Connor, Pullman and Conley, a municipal plan (MDP) was developed last year for this project and is consistent with the Plan of Development and Conservation. He described the area in which this MDP covers. The plan proposes a high end development, restaurants and public improvements such as boat launch and amphitheater. The Haven developer has been diligently working to acquire the properties. Some owners have not contracted with the developers. Properties being submitted tonight for acquisition are 198 Center St. (correct technicality for the city), 21 Richards Place (abandoned short sale) and 395 First Ave, (default), 11 Richards Place (oral agreement possibly) and 341 and 349 First Ave (residential), 423 First Ave, (Nick's diner), 60 Elm St. (gas station) and 38 Elm St. (check cashing building). All these acquisitions are essential to the development and consistent with the Plan of Conservation of Development. All the properties were offered more than the fair market value. Owners of these properties are also offered relocation expense as well.

Stacy Riccio, 4th District Councilperson, questions whether the abandoned properties could be given to the bank and the developer work with the bank.

Also, if there are tenants it was confirmed that they would also get relocation benefits

Frank Andruli, 118 Anderson Ave., #3, in favor because the city needs this project.

Commissioner Standish made a motion to accept the resolution that was read into the record by Chairperson Hendricks, copy of resolution attached, seconded by Commissioner Posey and passed (3 Y – 1 N Suggs).

Staff Reports

1. Update to City Plan of Conservation and Development

Mr. Riccio has identified all the members of the steering committee. Mr. Killeen submitted to the commission a summary guide on what the Plan of Conservation should include. The consultant suggested setting up a table at the Savin Rock Festival.

2. Discussion of Proposed Transit Oriented Development (TOD) Regulation Amendments

After meeting with the consultant, some concerns were addressed regarding the existing regulations. Such as height of building, number of units, parking standards and walking environments. A summary was provided of the steps that the City has taken.

ADJOURNMENT: 8:00 p.m.

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