

Minutes  
Planning and Zoning Commission  
May 4, 2016

The West Haven Planning & Zoning Commission held a Special Meeting on Wednesday, May 4, 2016, in the Harriet North room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 5:00 P.M.

PRESENT: Commissioners Hendricks, Posey, Standish, Cohen, Mullins and Suggs, ZEO Conniff, Assistant City Planner Killeen, and Planning and Development Commissioner Riccio. Absent was Commissioner Trepani

Meeting was called to order by Chairwoman Hendricks at 5:01 PM.

ROLL CALL

Chairwoman Hendricks seated Alternate Commissioners Standish and Cohen since some Commissioners were not yet present

PLEDGE OF ALLEGIANCE

1. **16 Elm Street and 70 & 105 Water Street:** Coastal 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

Commissioner Cohen read the application numbers into the record and suggested that the three applications be heard together. Chairwoman Hendricks agreed. Chairwoman Hendricks then read the application descriptions into the record.

Commissioners Mullins and Suggs arrived at 5:05 PM. Chairwoman Hendricks asked the two alternates who was interested in voting on these applications. It was decided that Alternate Standish would sit. (Voting members: Hendricks, Posey, Mullins, Suggs, and Standish).

Darrick F. Jones, LEP with Legette, Brashears & Graham, Inc. (LBG) is here to present these applications on behalf of the City of West Haven. He explained that these applications were previously approved by the Planning and Zoning Commission at a special meeting held December 8, 2015. Through a clerical error, the Certificates of Decision were not filed in a timely fashion and the approvals have expired.

There have been no changes in these plans since their initial approval in December 2015. Mr. Jones explained that he has already submitted Remediation Action Plans to the CT DEEP for their approval. Previous uses of the property included oil tanks and boat storage, causing oil contamination of the ground. The firm of LBG is overseeing the remediation activities which will include removal of contaminated soils and transporting them out of the City on nearby I-95. Applicant will also remove foundations and surface features remaining onsite. Clean fill will be added and the site will be graded in preparation for future development.

Chairwoman Hendricks asked if Commissioners had any questions. There were none.

She then asked if anyone from the public was present to speak on these applications.

Inland Wetland Commission Chair William Kane spoke. He reminded the applicant that there were existing Inland Wetland permits with which the cleanup process must comply. These permits were acknowledged by the applicant.

Chairwoman Hendricks then asked three times if there was anyone else from the public that wished to speak on these applications. There were none.

Motion was made by Commissioner Posey and seconded by Commissioner Standish to close the public session on these applications. Motion carried, 5-0.

Motion was then made by Commissioner Posey and seconded by Commissioner Mullins to approve Applications for Coastal Site Plan Review (File # CSP-16-196) ; Erosion and Sediment Control Plan (File # ESCP-16-197) ; and Resource Removal, Filling or Grading Plan (File # RFG-16-198); Motion carried, 5-0.

**ADJOURNMENT: 5:16 p.m.**

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