

The West Haven Planning & Zoning Commission held a Regular Meeting on Tuesday, May 10, 2016, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.:

PRESENT: Commissioners Hendricks, Suggs, Mullins, Standish, ZEO Conniff, Assistant City Planner Killeen, Mayor O'Brien and Commissioner of Planning and Development Riccio. Absent were Commissioners Posey and Trapani.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

April 26, 2016 – continued

Commissioner Mullins made a motion to approve the meeting minutes of May 4, 2016, seconded by Commissioner Suggs and passed.

Regular Meeting

1. **1131 Campbell Avenue.** Application for approval of a Site Plan Review to construct a walk-up ATM with related site and lighting improvements in an existing shopping center on property located in the RCPD District under Sections 30 and 75 and Table 39.2 of the City of West Haven Zoning Regulations. Applicant: Bank of America, National Association. Owner: Vine Properties, LLC. File # SR-16-195

Matthew Welch, engineer, was at the meeting to speak on behalf of Bank of America. He stated this is the existing Railroad Salvage property. Today's ATM's bring many transactions rather than walking into the bank. This will serve customers of the shopping center as well as bank customers. He described the location of the ATM kiosk, concrete pad, and parking spaces. The island will be protected by bollards and lighting will be installed for security purposes. Zoning Board of Appeals granted variances that were required for this walk-up ATM (coverage, parking, open space, signage and lighting). As a result of the ZBA's requirement that a chain link fence be installed with privacy slats, the site plan now conforms to the City's lighting requirements. Police Dept. reviewed the application and have no concerns.

Commissioner Mullins made a motion to approve File #SR 16-195, seconded by Commissioner Standish and passed.

Staff Reports

1. Update to City Plan of Conservation and Development – Commissioner Hendricks gave the commission a report of a meeting that she attended with the consultants. There will be public workshop sessions, and she urges the commission members to attend. Mr. Killeen distributed a press release with regards to the list of Steering Committee members for the Plan of Conservation and Development update.
2. Discussion of Proposed Transit Oriented Development (TOD) Regulation Amendments
Mr. Killeen stated that staff has submitted a detailed set of comments to the consultants working on the regulation. A draft is being worked on and will be distributed when it is ready.

Beach parking lot report was distributed as requested at the last month's meeting.

Commissioner Mullins inquired about the status on the bike path, O'Reilly's Auto Parts and Gold Medal Flour property. Commissioner Riccio provided an overview of the properties and the status of the bike path. The members asked that the plans for the Train Station/Yale Campus bike and pedestrian path be presented to the Commission for informational purposes at a future meeting.

ADJOURNMENT: 7:30 p.m.

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