

Minutes
Planning and Zoning Commission
January 10, 2017

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, January 10, 2017, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Mullins, Suggs, Biancur, Standish, Cohen, Assistant City Planner Killeen, ZEO Conniff, Corporation Counsel Amendola, Planning and Development Commissioner Riccio and Councilperson Liaison Eberle. Absent was Commissioner Posey.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes of November 14, 2016, seconded by Commissioner Standish and passed. Commissioner Biancur made a motion to approve the meeting minutes of November 22, 2016, seconded by Commissioner Mullins and passed.

Public Hearing

1. **Proposed Changes to Zoning Map for Properties Located at 92 Ruden Street and 20 Ricardo Street.** Application for approval of changes to the Zoning Map for two properties located in the R-3 (Residential) District to the EFD (Educational Facilities District) under Sections 28, 86 and 92 of the West Haven Zoning Regulations. Applicant/Owner: University of New Haven. File # ZM 16-243.

Attorney Joe Williams, Shipman and Goodwin, is here to request the rezoning of two parcels. Proof of mailings were submitted to staff. All of the UNH-owned properties have been rezoned EFD except for the two being presented tonight. One property has a single family home and the other has a two family home on it, and they are adjacent to an EFD zone. The house structures will be used for educational use and offices for university staff. The outside of the buildings will not change and renovations will be done on the inside. UNH has no plans to add to parking. Mr. Killeen read into the record comments from the building official.

Three calls were made to speak in favor and three calls were made to speak in opposition. No one from the public spoke.

Commissioner Biancur made a motion to close the public hearing on File #ZM 16-243, seconded by Commissioner Standish and passed.

2. **9 Wagner Place, Unit 29.** Application for approval of a Special Permit to allow for a pet grooming facility (non-boarding) on property located in the CD (Commercial Design) District, under Table 39.2 and Sections 85 and 92 of the West Haven Zoning Regulations. Applicant: Denise Boccamazzo; Owner: Andrew Mungillo, Jr., Wagner Plaza, LLC. File # SP 16-244.

Applicant stated she is currently the owner of another dog-grooming business in West Haven, and she would like to move to this address to expand. Proof of mailings were submitted. She described the operation of the business. Dogs are dropped off sporadically during the day. She will be the only employee and hours will be 8 a.m. – 4:30 p.m. and Saturday mornings. Mr. Killeen read into the record comments from the building official. Property owner Andy Mungillo spoke about the parking in this complex.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application. There was no one from the public who commented on this application.

Commissioner Mullins made a motion to close the public hearing on File #SP 16-244, seconded by Commissioner Standish and passed.

3. **Campbell Avenue and Lamson Street.** Application for approval of a Site Plan for lane configuration and signal improvements within the public right-of-way near the Veterans Administration Hospital Driveway under Section 75 of the West Haven Zoning Regulations. Applicant: U.S. Dept. of Veterans Affairs, CT Healthcare System. Owner: City of West Haven, CT. File # SR 16-245.

Jeff Stearns, engineer, and Ron Miller, traffic engineer, described the onsite and offsite improvements. The interior four corner intersection is being improved to better direct traffic from Lamson St. and into the parking area. Tonight is for the offsite improvements which is lane configuration, striping, reprogramming signals on Campbell Ave. Mr. Miller explained all the changes including the traffic signal which will be changed to a fully functional signal for 24 hours and a crosswalk. The project, if approved, will begin in March 2017 and hopefully be completed by fall of 2017. Mr. Killeen read into the record a comment from the city engineer.

Three calls were made to speak in favor and three calls to speak in opposition to this application.

UNH Vice President Louis Annino spoke in favor of the improvements.

Commissioner Mullins made a motion to close the public hearing, seconded by Commissioner Biancur.

Regular Meeting

1. Deliberation and Action on Public Hearing Items:

- a. **Proposed Changes to Zoning Map for Properties Located at 92 Ruden Street and 20 Ricardo Street.** Application for approval of changes to the Zoning Map for two properties located in the R-3 District to the EFD District. Applicant/Owner: University of New Haven. File # ZM 16-243.

Commissioner Biancur made a motion to approve File #ZM 16-243 with an effective date of January 30, 2017 because it is for proper expansion of UNH and no additional parking is being added, seconded by Commissioner Suggs and passed.

- b. **9 Wagner Place, Unit 29.** Application for approval of a Special Permit to allow for a pet grooming facility (non-boarding) on property located in the CD District. Applicant: Denise Boccamazzo; Owner: Andrew Mungillo, Jr., Wagner Plaza, LLC. File # SP 16-244.

Commissioner Mullins made a motion to approve File #SP 16-244 because it meets all special permit conditions, seconded by Commissioner Suggs and passed.

- c. **Campbell Avenue and Lamson Street.** Application for approval of a Site Plan for lane configuration and signal improvements within the public right-of-way near the Veterans Administration Hospital Driveway. Applicant: U.S. Dept. of Veterans Affairs, CT Healthcare System. Owner: City of West Haven, CT. File # SR 16-245.

Commissioners noted these improvements would enhance circulation along Campbell Avenue. Commissioner Standish made a motion to

approve File #SR 16-245, seconded by Commissioner Suggs and passed.

2. Staff Reports

1. Update to City Plan of Conservation and Development – Mr. Killeen stated the draft is about 90% completed. A meeting will be scheduled with the department heads in a couple of weeks.
2. Update on Ad Hoc Committee to Study Adult-Oriented Businesses – committee is reviewing other town's regulations and discussion will continue over the next few months.

ADJOURNMENT: 7:45 p.m.

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