

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JANUARY 14, 2020

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, January 14, 2020, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Mullins, Suggs, Sullivan, and Alternates Milano, Johnson, and Vecellio, Assistant City Planner Killeen, ZEO Conniff and Councilperson liaison Quagliani.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Suggs made a motion to approve the hearing and regular meeting minutes for November 26, 2019, seconded by Commissioner Mullins and passed.

Public Hearing

1. **961 First Avenue.** Special Permit application to operate a pawn shop in the Planned Residential Commercial (RCPD) District, pursuant to Table 39.2 and Section 85 of the West Haven Zoning Regulations. Applicant: Joseph G. Ascione (East Coast Pawn); Owner: Stephen Lombardo. File # SP 19-050

Applicant stated he is trying to purchase this property and will keep the pawn shop business as it exists today. He plans to use the store much as it is today, and he will utilize the rest of the building for storage only. The applicant is planning to replace the existing sign and is aware that the City does not allow flashing signs. He indicates he is interested in improving the overall appearance of the property, and he is willing to place flower pots of some type in front of the building. He is also willing to stripe the parking lot when the weather improves in the Spring. Everything else will remain the same.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application. There was no one present to speak for or against this application.

Commissioner Mullins made a motion to close the public hearing, seconded by Commissioner Sullivan and passed.

Regular Meeting

1. **Deliberation on Public Hearing Items**

- a. **961 First Avenue.** Special Permit application for a pawn shop in the RCPD District. Applicant: Joseph G. Ascione; Owner: Stephen Lombardo. File # SP 19-050.

Commissioner Biancur made a motion to approve File #SP 19-050 with the following conditions:

- 1) The rear parking lot shall be restriped no later than April 30, 2020.
- 2) Applicant shall submit a landscaping plan subject to the approval of Planning and Zoning staff no later than April 30, 2020.

Seconded by Commissioner Suggs and passed.

2. **Discussion of Proposed “Active Adult Community” Regulation** – Commissioner Hendricks noted that a draft copy of the regulation had been sent to the commissioners for their review. Commissioners discussed the revisions that were made at prior meetings. Mr. Killeen pointed out an omission in the regulation 13.4 that should require a minimum floor area of 1,000 sq. ft., which could be added under Permitted Uses, where the regulation establishes a maximum of two bedrooms. Commissioner Biancur made a motion to approve the regulation for public hearing as discussed tonight, seconded by Commissioner Mullins and passed. Mr. Killeen indicated he would make the necessary referrals and schedule this for public hearing on February 25.
3. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)** – Mr. Killeen stated there is a workshop in Allingtown scheduled for Feb 6 with a snow date of Feb. 13th. Notices will go out in about a week to the same groups that have participated before as well as notices to the general public. Mr. Killeen asked that all Commissioners consider serving as facilitators for the small group discussions as they had done for the April 2019 workshop. An orientation session on the Workshop will be scheduled for the next regular meeting of the Commission on January 28.
4. **Staff Reports** – Mr. Killeen stated SCROG is supposed to contact him sometime this month regarding the bicycle pedestrian plan. Commissioners discussed how the bike lanes will be constructed using speed bumps, islands and planters to deter speeding. Commissioner Milano pointed out when the state does state road paving and the city has a Complete Streets Policy, the state will have to follow that policy. Ocean Avenue is planned to be paved next year and it would be good to have a Complete Streets Policy in force by then. The POCD Subcommittee will meet on the 28th to discuss the status of the draft Policy on which they had been working.
5. **Other Business** – Mr. Killeen reported that updated copies of the zoning regulations were recently published, and a digital copy of these regulations had been provided to all Commissioners by email. He had printed and bound copies of the regulations for those who wanted them in that format. For those who wanted the regulations in a 3-hole binder for updating purposes, Mr. Killeen will aim to distribute zoning regulations in that format by the end of the month. Commissioner Hendricks asked that bylaws, forms and/or procedures that are needed to fill out applications be inserted into the binders.
6. **Adjournment:** 8:00 P.M.

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