

Minutes
Planning and Zoning Commission
January 24, 2017

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, January 24, 2017, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Posey, Suggs, Standish, ZEO Conniff, Assistant Planner Killeen, Councilperson liaison Eberle, Planning and Zoning Commissioner Riccio, Mayor O'Brien. Absent were Commissioners Cohen, Mullins and Biancur. Alternate Standish was seated for this meeting.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Suggs made a motion to approve the meeting minutes of January 10, 2017, seconded by Commissioner Standish and passed.

Public Hearing

1. **132 & 136 Taft Avenue.** Applications for approval of a Special Permit and a Site Plan Review to allow for paving and striping of forty-four (44) parking spaces to supplement parking required for "The Atwood" project in the RCPD (Residential-Commercial Design) District, under Sections 60, 75, 85 and 92 of the West Haven Zoning Regulations. Applicant: Forest Manor, LLC; Owner: Forest Manor LLC/Authorized Agent for Owners Robert A. & Paula Augliera. File # SP 16-246 and SR 16-247.

Attorney Mark Sklarz, Gary Letendre, Forest Manor LLC and Joe Devine, engineer from Fuss and O'Neill, are in attendance tonight to present this application. Mailings and photometric plans were submitted for the file. This application is to request approval of 44 additional parking spaces for use by "The Atwood" project, to supplement the previously-approved plan. ZBA has approved two variances for the current parking design. When initially approved, there were concerns voiced about the shortage of parking. This application and additional property acquisition are in response to those concerns. As part of the P&Z approval, the applicant is requesting a Special Permit to all parking in the front yard. The front yard parking complies with all of the regulations and keeps

surplus parking off of Taft Avenue. With this approval, there will be in excess of 138 parking spaces, and therefore, the project will comply with the regulations. Attorney Sklarz reviewed the requirements for special permit approval with the Commission, noting that all of these requirements have been met.

No public in attendance.

Commissioner Suggs made a motion to close the public hearing, seconded by Commissioner Standish and passed.

Regular Meeting

1. Deliberation and Action on Public Hearing Items:

- 1. 132 & 136 Taft Avenue.** Applications for approval of a Special Permit and a Site Plan Review to allow for paving and striping of forty-four (44) parking spaces to supplement parking required for “The Atwood” project in the RCPD District. Applicant: Forest Manor, LLC; Owner: Forest Manor LLC/Authorized Agent for Owners Robert A. & Paula Augliera. File # SP 16-246 and SR 16-247.

Commissioner Suggs made a motion to approve File #SP 16-246 and File SR 16-247, seconded by Commissioner Posey and passed.

2. Staff Reports

1. Discussion of Proposed Text Change Re: Places of Worship

Mr. Killeen explained the background on RLUIPA, which was passed in 2000 to prohibit discrimination against or unreasonable regulation of churches or places of worship in local zoning regulations. Mr. Killeen reviewed the districts that currently allow places of worship and those that allow religious service organizations or places of assembly. There are currently only four districts in the City’s regulations that allow churches, while there are multiple districts that allow other types of organizations that have meetings and assemblies. He asks the commission to consider amending the regulations to allow places of worship in the R-4 and R-5 Districts as a Special Permit use and to consider removing this use from the SCR and the SRR Districts which have been the focus of suggested beach/waterfront enhancements in the current effort to update the Plan of

Conservation and Development. Chairman Hendricks noted that this may be a good time to review all of the uses and districts in the Zoning Regulation tables (39.1 and 39.2) in response to the current POCD planning efforts. She also thought the Commission should look at additional guidelines for Special Permit uses to ensure they do not impact on existing residential character of established neighborhoods near or in which they could be located. The Commission expressed interest in making necessary changes to the Regulations to accommodate churches and places of worship and asked staff to come back with a more detailed report.

3. Other Business

a. **Discussion of Cancellation of February 28, 2017 meeting** (conflicts with special election) – discussion of possible special meeting. Possible dates for a special meeting are Wednesday, March 1st or Thursday, March 2nd. Mr. Killeen will poll the commission to determine the best date for the meeting.

b. **86 Rockdale St.** – discussion centered on the fact that there had been several complaints that this house has been under construction since before 2007, and no visible progress is being made on completing this house. It is boarded up, and the Commissioners believe it is a blight on the neighborhood. They would like to see the process of condemning this property move forward. Commissioner Standish made a motion to send a letter to Commissioner Riccio stating the Commission has concerns regarding public safety and would like to have his staff look into this to have it condemned as soon as possible and to provide a report on what has been put in place to avoid such a drawn-out process in the future, seconded by Commissioner Suggs and passed.

ADJOURNMENT: 7:38 p.m.

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