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CITY OF WEST HAVEN, CT

2023 JAN 27 AM 9:00 PLANNING AND ZONING COMMISSION

MINUTES OF THE REGULAR MEETING HELD ON

Patricia C. Harvey
TOWN AND CITY CLERK

Tuesday, January 24, 2023

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday, January 24, 2023, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, Connecticut at 6:00 p.m.

Call to Order: 6:00

Acting Chairman Biancur thanked Commissioner Steven Mullins for his many years of service to the Commission. He welcomed and congratulated Commissioner Michael Todd Taylor and Commissioner Greg Milano for moving from Alternate Commissioner to Commissioner. He Congratulated Commissioner Gene Sullivan for being sworn in for another term. Acting Chairman Biancur said there are now two open Alternate Commissioner positions and the Administration will entertain suitors.

Roll Call:

John Biancur, Acting Chairman	Present
Christopher Suggs, Secretary	Present
Gene F. Sullivan, Commissioner	Present
Michael Todd Taylor, Commissioner	Absent
Gregory Milano, Commissioner	Present
Joseph Vecellio, Alternate	Absent
Catherine Conniff, Assistant City Planner	Present
Steven Hotchkiss, Zoning Enforcement Officer	Absent
Brian Miller, Planning Consultant	Present
Karen Kravetz Associate Corp. Counsel, Sussman, Duffy & Segaloff	Present

Pledge of Allegiance

Approval of Amended Minutes

Chairman Sullivan made a motion to approve the amended minutes from the Regular Meeting and Public Hearing of January 10, 2023 and Commissioner Suggs seconded it.

Continued Public Hearing:

Proposed Amendment to Zoning Regulation: Where allowed, parking spaces shall be located on the same Zoning lot as the use to which they are accessory in R-1 and R-2 zoning districts. In all other zoning districts, off street parking spaces may be located on a separate zoning lot who has an entrance within 300 feet, changed to 600 feet of walking distance of the principal entrance of the structure that the parking serves, provided that (1) parking for the principal use is permitted in the zoning district in which the accessory off-street parking lot is located and (2) there is a safe pedestrian walkway between the off-lot parking area and the principal use. Pursuant to Section 60. 5.1 of the West Haven Zoning Regulation.

Applicant: City of West Haven File ZR #22-145

Planning Consultant Brian Miller said that this amendment will open up potential ways to address parking issues. It allows for development. Acting Chairman Biancur calls to the public three times for comment with no response. Chairman Milano makes a motion to close the public hearing and Commissioner Sullivan seconded it. Commissioner Suggs makes a motion to approve and Commissioner Sullivan seconded it. It Unanimously passes.

Public Hearing:

1 Circle Street: An application for a Special Permit, Site Plan and Coastal Site Plan Review to construct an addition to the West Haven High School for the Pamela Bellmore Gardner Memorial Lecture Hall and other related site improvements. In the PF (public Facility) district under section 85 75 71 of the City of West Haven Zoning Regulation.

Owner: West Haven Board of Education

Applicant: Michael Losasso, AIA, LEED AP, BD+C File #SP 22-146, SR-#22-147 and CSPR #22-148

Michael Losasso representing the West Haven Board of Education said they are changing the location of the project. It will be on the south side of the property near the existing swimming pool. The structure will be single story using the same brick and materials as used in the new high school project. Kent Ganon, Civil Engineer with Stantec in New Haven CT and Ken Carney, Chairman of the West Haven Oversight Committee accompanied Michael Losasso. Kent Gannon said 22 parking spaces were lost but they were added back. They are replacing trees that will be lost. Assistant City Planner, Catherine Conniff said the DEP is in favor but they need to be contacted with any changes. No comment from our City Engineer, Abdul Quadir. Commissioner Sullivan asks about the parking, will it be used for the pool and fields as well. Yes, it will. He asks for when the start and finish times are expected to be. Ken Carney said they want to begin in mid-February and be done by August, fall the latest. Commissioner Milano asks why the location was changed. It was changed to be more near to the public spaces of the school where there are no wetlands in this new location. Commissioner Milano asks where guests will enter the lecture hall. They will enter through the main lobby. Commissioner Milano is in favor of the new local. Acting Chairman Biancur asks about lettering and signage, is it in compliance? Yes it is. Acting Chairman Biancur calls to the public three times for comment with no response. Commissioner Sullivan makes a motion to close the public hearing and Commissioner Milano seconded it. Commissioner Milano makes a motion to approve and Commissioner Suggs seconded it. It was passed unanimously.

Staff Reports: Planning Consultant Brian Miller is working on Zoning Amendment for POCD. There is interest in development near the beach and the Administration said the Commission should take the lead. He is working with the Police Department to abandon Third Avenue Extension. Assistant City Planner, Catherine Conniff talks about reducing parking spaces for the Washington School project since the student requirement for parking is not necessary there. It was decided that this Commission would not meet on February 14, 2023.

Other Business: Commissioner Milano asks about the Bike and Pedestrian Plan and when it can be adopted properly. He asks about our outdoor dining areas compared to other towns.

Adjournment: 6:43

Commissioner Suggs makes a motion to adjourn and Commissioner Sullivan seconded it