

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JANUARY 26, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, January 26, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Hendricks, Mullins, Sullivan, Biancur, Vecellilo, Milano (6:15 p.m.) Assistant City Planner Conniff. Absent was Commissioners Suggs.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the Regular Meeting of January 12, 2021, seconded by Commissioner Mullins and passed.

Public Hearing

168 Peabody Street: An application for a 3 lot single family subdivision, replacing a commercial-industrial warehouse which was destroyed by fire. In the R2 district (Single R\family Detached Residence) under the subdivision regulations of the City of West Haven. Owner/Applicant: Barry Rosner & Robert A. Rosner; File # SD 20-47

Marcus Godfrey, stated this was a commercial building and warehouse for frozen foods for the school district. This building burnt down and another building was built in this commercial zone. To comply with zoning, variances were applied for and approved by ZBA. Two lots are smaller than the third lot because of wetlands. The flood maps show the flood way in the wrong location and a letter was obtained by FEMA excluding these three houses and shows a new 100 year flood line. Mailings will be verified by staff and application will be subject to approval.

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

Commissioner Mullins made a motion to close the public hearing on File #SD 20-47, seconded by Commissioner Biancur and passed.

Regular Meeting

Deliberation on Public Hearing Item: 168 Peabody Street SD 20-47

Commissioner Biancur made a motion to approve File #SD 20-47 with the condition that mailings have been submitted, seconded by Commissioner Mullins and passed 5 – 0.

Regular Meeting

1157 Campbell Avenue: A Site Plan Review per a previously approved application to expand an existing restaurant and add a second floor. The applicator request to add 3 residential units above the existing restaurant. In the RCPD (Planned Residential Commercial) district, pursuant to Table 39.2 and Section 75 of the West Haven Zoning Regulations. Applicant: Robert Mangino; Owner: Eren Investments LLC; File #20-46 SR

Robert Mangino, stated owners previously received approval to increase size of restaurant with a patio but found out a DOT approval was missing. The application also has the addition of 15 new seats and a larger

kitchen for the restaurant. In meeting with staff, a second floor was approved but for no dwellings units. This application is to apply for those dwelling units with the addition of stairways and elevators. The coverage is not expanded and is within the existing footprint. A lighting and landscape plan has also been submitted. Ms. Conniff stated there is ample parking spots for the apartments and restaurant.

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

Regular Meeting

Deliberation on Items: 1157 Campbell Avenue File # 20-46 SR

Commissioner Sullivan made a motion to approve File #20-46 SR with the condition that the landscaping plan be approved by staff, seconded by Commissioner Vecellilo and passed 5 – 0.

Staff Reports – Ms. Conniff states there have been an increase in Zoning Certificates, applications for Mantilla and Cumberland Farms possibly next meeting

Other Business - Ms. Conniff brought the commissioners up to date on Prindle Hill Road, Christopher John Michaels and Havens property.

Executive Session – for the purpose of personnel and legal issues.

Commissioner Mullins made a motion to go into executive session, seconded by Commissioner Biancur and passed.

Adjournment: 8: 06 p.m.

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