

**MEETING MINUTES OF PLANNING AND ZONING COMMISSION**  
**JANUARY 28, 2020**

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, January 28, 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, Sullivan, Suggs, Mullins, Alternates Milano, Johnson, and Vecellio, ZEO Conniff, Assistant City Planner Killeen, and Commissioner of Planning and Development Messoro.

**PLEDGE OF ALLEGIANCE**

APPROVAL OF MINUTES: Commissioner Suggs made a motion to approve the regular meeting minutes for January 14, 2020, seconded by Commissioner Biancur and passed.

**Public Hearing**

1. **202 Forest Road.** Special Permit, Site Plan Review and Coastal Site Plan Review applications to construct a new, mixed-use building (office/residential) with associated site improvements in the Neighborhood Business District, pursuant to Table 39.2 and Sections 71, 75 and 85 of the West Haven Zoning Regulations. Applicant/Owner: Vivienne Howard. File # SP 19-051, SR 19-052, and CSPR 19-053

Continued to February 25, 2020 at 7:00 PM in the Harriet North Room, City Hall, at the request of the applicant.

**Regular Meeting**

**Deliberation on Public Hearing Item:**

- a. **202 Forest Road.** Special Permit, Site Plan Review and Coastal Site Plan Review applications to construct a new office/residential building in the NB District. Applicant/Owner: Vivienne Howard. File # SP 19-051, SR 19-052, and CSPR 19-053.

Since this item was continued to the February 25, 2020 meeting, there was no discussion or any deliberations on this application.

**Public Hearing**

2. **857 Orange Avenue.** Special Permit application for continuation of an existing non-conforming Café Liquor Permit in a Regional Business District, pursuant to Table 39.2 and Sections 45 and 85 of the West Haven Zoning Regulations. Applicant: Guillermo Gomez. Owner: Bart Realty, LLC. File # SP 19-054.

Guillermo Gomez, applicant, New York, and consultant Jodie Ruddy, Darien, CT would like to continue the same business that is there today. Hours of operation will be 10 p.m. to 1 a.m. The kitchen will not be used as a full kitchen. It will be a café which offers a limited menu to meet the State Liquor permit requirements, and utilizing only a microwave. There are no plans for any outside dining or activities at this time. The applicant was informed if there are outdoor events, they will need to come before this commission for a special permit. A security company has been hired and there may be a total of up to 20 security persons depending on the

event. Mr. Killeen stated there has been no comment from the Police Department. There are no plans at this time for live music, mainly relying on a DJ.

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

Ken Carney, 824 Boston Post Rd., is the owner of three properties across the street. He has dealt with all sorts of trash, drug paraphernalia, and violence over the years. With limited food being provided, the primary purpose of this establishment will be for drinking. With 300 people assembling in one area you are going to have problems.

Margaret Krzeminski, 1 Robart St., doesn't want to see a business that will attract a large number of people that will cause problems.

Robbin Hamilton, 92 Bedford St., Councilperson 5<sup>th</sup> District, stated a lot of citizens in her area are concerned with a business that will attract the wrong type of people.

Ms. Ruddy stated it is difficult to determine whether someone who comes to the business would have had drinks at another establishment. It is very difficult to control.

Commissioner Suggs is concerned about the condition of the parking lot. He would like the landlord to be apprised of this. ZEO Conniff stated she will make a call. Commissioner Sullivan would like to see a policeman when there are large events.

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

## **Regular Meeting**

### **Deliberation on Public Hearing Item**

- a. **857 Orange Avenue**. Special Permit application for Café Liquor Permit in an RB District. Applicant: Guillermo Gomez. Owner: Bart Realty, LLC. File # SP 19-054.

Commissioner Mullins made a motion to approve File #SP 19-054 with the following condition: Prior to the issuance of a Building Permit, applicant shall submit a complete security plan subject to the approval of the Planning and Development staff, seconded by Commissioner Suggs and passed 4 – 1 (Sullivan opposed).

## **Regular Meeting**

### **1. Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**

- a. Orientation Session/Preparation for Allingtown Community Workshop on February 6 (Feb. 13 snow date) – Mr. Killeen stated there will be a power point presentation which commission members should have received by email for their review. The session starts around 6 p.m. There will be approximately six commissioners in attendance. The small group sessions will focus on specific ranking sheets for six small groups. The role of the facilitator is to guide the group in their ranking. Each commissioner was assigned a topic for this session:
  - i. Overall Plan Elements/Land Use Plan – Kathy Hendricks
  - ii. Economic Development – Steven Mullins

- iii. Neighborhood Improvements – Deb Johnson
  - iv. Transportation – Joe Vecellio
  - v. Changes to Zoning – Gene Sullivan
  - vi. Community Facilities and Recreation – John Biancur
- b. Bicycle/Pedestrian Plan – It was reported that the ALTA Group of Hartford has been selected to prepare the City’s Bicycle/Pedstrian Plan through the Southern CT Council of Governments/Regional Planning Agency. Greg Milano and Kathy Hendricks have asked to be notified of all developments for the Plan.
2. **Staff Reports** – Staff distributed a Commissioner notebook to members, which included the current set of Zoning Regulations, ByLaws, Subdivision Regulations and copies of all current Planning and Zoning applications.
  3. **Other Business** - Chairman Hendricks informed the commission that the Voice will only be publishing every other week. This is to be noted for publication notices. According to the bylaws, election of officers is to be held first meeting in February. There are no applications for that meeting so the February 11<sup>th</sup> meeting will be cancelled, and elections will be held at the February 25<sup>th</sup> meeting.
  4. **Adjournment:** 8:15 p.m.  
Commissioner Biancur made a motion to adjourn, seconded by Commissioner Mullins and passed.