



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516
Phone 203.937.3580 • Fax 203.937.3742



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Christopher Suggs Chairman
John Biancur, Vice-Chairman
Greg Milano, Secretary
Gene F. Sullivan, Commissioner
Brent Coscia, Commissioner

Joseph Vecellio, Alternate
Sammy Rivera Alternate
Richard Standish Alternate
Catherine Conniff Assistant
City Planner

MEETING MINUTES OF PLANNING AND ZONING COMMISSION **JANUARY 28, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday January 28, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Suggs, Milano, Sullivan, Bianco, Standish, Rivera, Corporation Council Taylor, ZEO Hotchkiss, Assistant City Planner Conniff, and City Council liaison Donovan. Absent was Commissioner Coscia.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the minutes of the Regular Meeting of November 26, 2024, and Special Meeting of December 10, 2024, seconded by Commissioner Milano and passed.

PUBLIC HEARING:

2-5 Treat Street: An application for the installation of electric vehicle charging stations with a total of 8 hook ups located in the R4 (Multi Family Residence) Pursuant to sections 49.4 75, 85, and 92 of the City of West Haven Zoning Regulations. Owner Mo Levenbeg/Applicant Craig Orosz File # SP 25-001 and SR 25-002

Craig Orosz, Middlefield, CT., stated this application is for eight 40 amp chargers, Level 2. A-2 surveys were submitted. These are for the occupants of the location only. There is a QR code is how payment is made. The software can lock out the public and to have only tenant access. This is only designed for the tenants not for guests. Ms. Conniff read comments into the record from the Building Official. Mailings were submitted to the file

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

Commissioner Biancur made a motion to close the public hearing on Files #SP 25-001 and SR 25-002, seconded by Commissioner Sullivan and passed.

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Deliberation of 2-5 Treat Street – Files #SP 25-001 and SR 25-002

Commissioner Biancur made a motion to approve Files #SP 25-001 and SR 25-002 with the following condition that the EV CS is not available to the public and intended for residential use only, seconded by Commissioner Milano and passed.

511-513 Main Street: An application for the installation of electric vehicle charging stations with a total of 8 hook ups located in the TOD (Transit Oriented) district. Pursuant to sections 49.4 75, 85, and 92 of the City of West Haven Zoning Regulations Owner Eli Ohayon/ Applicant Craig Orosz File # SP 25-003, SR 25-004

Craig Orosz stated the power for this project will be taken off the two buildings. There will be four 40 amp chargers sharing 80 amp. This is only for intended residential use. Commissioner Biancur stated in this district it does not have to be residential use only. There is one charger located on Main St. There is no need to remove the existing bushes. Ms. Conniff read comments from the Building Official into the record. Mailings were submitted to the file

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

Alba Cologne, Retro Property Manager, in favor

Commissioner Biancur made a motion to close the public hearing on Files #SP 25-003 and SR 25-004, seconded by Commissioner Sullivan and passed

Deliberation on 511-512 Main Street – Files #SP 25-003 and SR 25-004

Commissioner Biancur made a motion to approve Files #SP 25-003 and SR 25-004, seconded by Commissioner Standish and passed.

92-96 Elm Street: An application for the installation of electric vehicle charging stations with a total of 8 hook ups, and transformer pad, located in the NB (Neighborhood Business) district. Pursuant to sections 49.4 75, 85, and 92 of the City of West Haven Zoning Regulations. Owner Avi Meer/ Applicant Craig Orosz File # SP 25-005, SR 25-006

Craig Orosz stated the power will be coming off the existing building. The A-2 survey shows the location of the chargers but the transformer pad will not be done. Commissioner Sullivan stated there is limited parking and feels the ones in the front should not be there due to the limited parking. Commissioner Biancur stated anything more than 4 chargers required a special permit; however, would you be agreeable with only four. Mr. Orosz agreed to only having four in the rear. If parking lot is striped the chargers can be separated and four can be put in the left side of the lot. The chargers will be put in with a larger conduit for future upgrading if needed. Ms. Conniff read comments from the Building Official into the record. Mailings were submitted to the file.

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

Commissioner Biancur made a motion to close the public hearing on Files #SP 25-005 and SR 25-006, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to reopen the public hearing, seconded by Commissioner Standish and passed.

Craig Orosz withdraws the special permit application and modified File #SR 25-006 to four chargers in the rear.

Commissioner Biancur made a motion to re-close the public hearing, seconded by Commissioner Sullivan and passed

Deliberation on 92-96 Elm Street – File #SR 25-006

Commissioner Biancur made a motion to approve File #SR 25-006 for the four chargers in the back of the facility and it complies with permitted uses of Section 49.4.2, seconded by Commissioner Standish and passed.

REGULAR MEETING:

200 Sawmill Road: A Site Plan Review to Construct a solar canopy facility in the East and South parking lot located in the (PF) Public Facility district at the West Haven Police Department. Pursuant to sections 10, 38-1, 60, 74, and 75 of the City of West Haven Zoning Regulations. Owner City of West Haven/ Applicant Greenskies Clean Energy LLC File # SR 25-007

Ryan Linares, Green Skies Clean Energy, North Haven, CT, stated the city request a proposal for solar installation on city buildings. This application is for a proposed car port with solar panels on top at the existing police station. The power will be sold to the utility company which is about 11-12% discount to the city. Michael Gagnon, engineer, SOR International, Agawam, MA, gave an overview of the project. The canopies are designed to be elevated over the existing parking area. No significant changes will be made to the parking layout. Drawings were presented to the commission showing the site plan showing the four canopies to be constructed, as well as the sediment and erosion control and lighting fixtures removal and replacement. The canopies will be connected to a transformer at the rear of the police department. These canopies will be within the confines of the impervious area. This is a 20 year power contract. The parking layout was explained to the commissioners and the number of existing spaces will remain. The total cost of the project is approximately \$2 million. Ms. Conniff read comments from the Building Official into the record.

Commissioner Standish made a motion to approve File #SR 25-007, seconded by Commissioner Biancur and passed.

Staff Reports: Possible two applications for the next meeting.

Other Business: Commissioner Sullivan asked about the American Legion building progress. Attorney Taylor stated staff is working with the owner. Commissioner Standish said that was not the commission's understanding. Commissioner Suggs would like the owner to attend the next meeting.

ADJOURNMENT: 7:14 P.M.

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