

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, February 14, 2017, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Biancur, Suggs, Posey, Standish, ZEO Conniff, Commissioner of Planning and Development Riccio, Corporation Counsel Amendola, Mayor O'Brien. Absent were Commissioners Hendricks, Cohen and Mullins.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Posey made a motion to approve the meeting minutes of January 24, 2017, seconded by Commissioner Suggs and passed 3 – 1 Suggs Abstained

Public Hearing

1. **926 Orange Avenue (AKA 936 Boston Post Road), 15 Everett Street and 17 Everett Street.** Applications for approval of a Special Permit; a Site Plan Review; and Certificate of Automotive Location to operate a Carwash and provide Auto Detailing in an RB (Regional Business) District, pursuant to Table 39.2 and Sections 44, 60, 75, 85 and 92 of the West Haven Zoning Regulations. Applicant: Budget Carwash, LLC, Joseph Connolly/Sammy Rivera; Owner: Ann L. Antonetti. File # SP 17-03, SR 17-04, and CAL 17-05.

Sam Rivera stated the existing Four Brothers carwash is under purchase. He explained there are eight bays for self-wash, touchless and brush car wash. Lighting and brushes have been updated. Landscaping will also be done. Proof of mailings were submitted to the file. Memo from the Building Official was read into the record with a recommendation of replacement lighting. Dr. Connolly, partner, took photometrics of the lighting and was less than one foot candle and less than adjacent property. ZEO Conniff read into the record proposed conditions. Mr. Rivera objects to enclosing the dumpster and planting shrubs as well as putting in vinyl slats.

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

Fred Messoro, Orange, CT, represents the applicant on the purchase of the property and will be consistent with the other adjacent properties.

Commissioner Standish made a motion to close the public hearing on File #SP 17-03; SR#17-04 and CAL #17-05, seconded by Commissioner Posey and passed.

2. **819 Orange Avenue.** Applications for approval of a Special Permit and a Site Plan Review application to operate a Laundromat in an RB (Regional Business) District, pursuant to Table 39.2 and Sections 60, 75, 85 and 92 of the West Haven Zoning Regulations. Applicant: CSC Serviceworks; Owner: 819 Orange Avenue, LLC. File # SP 17-06 and SR 17-07.

Joseph Codespoti, Codespoti Associates, Orange, CT submitted a photo of the site. The existing building will be kept with no expansion. It is an adapted re-use to a 24 hour laundromat. The façade of the building will be renovated with a glass front. There are 21 parking space and the lot will be repaved. The dumpster will be enclosed with plantings surrounding it. A new sidewalk along Route 1 with new aprons. The sign will remain on the building. ZEO Conniff read the building official's recommendations into the record.

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

Commissioner Posey made a motion to close the public hearing on File #SP 17-6 and SR 17-07, seconded by Commissioner Standish and passed.

Regular Meeting

1. Deliberation and Action on Public Hearing Items:

- a. **926 Orange Avenue (AKA 936 Boston Post Road), 15 Everett Street and 17 Everett Street.** Applications for approval of a Special Permit, Site Plan Review, and Certificate of Automotive Location to operate a Carwash and provide Auto Detailing in an RB District. Applicant: Budget Carwash, LLC, Joseph Connolly/Sammy Rivera; Owner: Ann L. Antonetti. File # SP 17-03, SR 17-04, and CAL 17-05.

Commissioner Posey made a motion to approve File #SP 17-03, SR 17-04 and CAL 17-05 with the following conditions:

1. Higher plantings along the fence line and flowering bushes
2. Fence to be repaired on Everett St.
3. Vinyl slats in the chain link fence and planting of shrubs along fence.

4. More detail to be provided on parking lot lighting.
5. Three parking spaces to be marked for car wash employees only.
6. Dumpster enclosure.
7. Signage to be approved by staff.
8. Fire Marshall to inspect facility
9. No outside storage on the site
10. Parking lot to be stripped.
11. No banners, advertising flags or other advertisements except for 30 day exception for grand opening.

Seconded by Commissioner Suggs and passed.

b. **819 Orange Avenue.** Applications for approval of a Special Permit and a Site Plan Review application to operate a Laundromat in an RB District. Applicant: CSC Serviceworks; Owner: 819 Orange Avenue, LLC. File # SP 17-06 and SR 17-07.

Commissioner Posey made a motion to approve File #SP 17-06 and SR 17-07 with the following conditions

1. No outside storage of material
2. Landscape around the easement where both properties enter.
3. Light fixtures to be approved by staff as well as a photometric.
4. Clean and maintain site.
5. Signs to be approved by staff.

Seconded by Commissioner Standish and passed.

2. **Section 8-24 Review and Report:** Proposed sale of Center Street (Assessor's Map 44 Lot 198) and 395 First Avenue properties to the Haven Group, LLC

Withdrawn

3. **Request for Approval of Alternate Notice Proposal** Re: Proposed Text Change Application, File #ZR 17-001, electronic billboards, Applicant: Outfront Media.

ZEO Conniff stated this is an alternative request for the notice for billboards to become digital. Notice has to be given to city wide. Commissioner Suggs made a motion to approve File #ZR 17-001 with discussion, seconded by

Commissioner Standish. Commissioner Riccio stated applicants should be held to the same standard for notice as the city did for The Haven. He feels residents should be aware of this change. Commissioner Suggs made a motion to require a 4 x 5 ad in NH Register and 1/4 page ad in Voice for March 15th, seconded by Commissioner Standish and passed unanimously.

4. Request for Approval of Alternate Notice Proposal Re: Proposed Changes to the Zoning Regulations and Proposed Changes to the Zone Map in the WD (Waterfront Design) District, File # ZR 17-010 and #ZM 17- 011. Applicant: City of West Haven.

Withdrawn

5. Staff Reports

a. **Adult Use Study Committee** - continued

b. **Update to Plan of Conservation and Development** – last steering meeting will be held on March 2nd with final submissions. Tentative public hearing scheduled for June.

Reminder: February 29, 2017 meeting cancelled.

ADJOURNMENT: p.m.

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