

MINUTES
Planning & Zoning
Commission Meeting
FEBRUARY 27, 2018

The West Haven Planning & Zoning Commission will hold a Public Hearing and Regular Meeting on Tuesday, February 27, 2018, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT AT 7:30 P.M.

PRESENT: Commissioners Hendricks, Mullins, Suggs, Sullivan, Milano, Johnson, ZEO Conniff , Assistant City Planner Killeen and Corporation Counsel Tiernan. Absent was Commissioner Biancur. Alternate Milano was seated in Commissioner Biancur's place for this meeting,

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Milano made a motion to approve the meeting minutes of February 13, 2018, seconded by Commissioner Sullivan and passed.

Public Hearing

1. **900, 840, 510 and 410 West Campus Drive (formerly 400 Morgan Lane).** Applications for approval of Special Permits and Site Plan Review to improve the campus landscape and exterior connections between four existing buildings in the PRD (Planned Research Development) District, including resource removal, filling and grading activities, pursuant to Sections 73, 74, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: Yale University. File # SP 18-001 and SR 18-002.

Attorney Joseph Hammer, Day Pitney, introduced Wes Wazni, landscape architect/Towers/Golde and Chuck Croce, engineer, Tighe and Bond. Mailings were submitted to the file. Yale's West Campus is located partly in Orange and partly in West Haven. The West Haven property is bordered north by I-95. The Inland Wetland Commission has approved this application. A start date will be April depending on variables such as weather. If it's not completed by fall of 2018, it will be done by spring of 2019. Revised plans for handicapped parking spaces were submitted as a result of discussions with the building department. All applicable standards are met with this application. This is a permitted use in this zone. Wes Wazni, landscape architect, described the location of the property where the work will be done. The main goal of this project is to provide better connectivity between the buildings and to provide better outdoor space with less impervious surface. Plantings and parking are a big part of this project. Chuck Croce, engineer, described the earth work that will take place on this site, some of which will be taken offsite. The access for the truck traffic will be through industrial and commercial zones connecting to exit 42 off of I-95. New drainage will be added and the existing drainage pattern will be maintained. Silt fencing, hay bales, and erosion measure will be part of this construction. Fire access has been reviewed by the West Shore Fire Marshal.

Attorney Hammer read into the record two emails he had received in support of this application:

- Bruce Spiewack, 375 Morgan Lane, in support of this application.

- Michael Musco, 375 Morgan Lane, in favor.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application. There was no one present to speak in favor or opposition to this application.

Commissioner Suggs made a motion to close the public hearing on File #SP 18-001 and #SR 18-002, seconded by Commissioner Sullivan and passed.

Regular Meeting

1. Deliberation and Action on Public Hearing Items:

- a. **900, 840, 510 and 410 West Campus Drive (formerly 400 Morgan Lane).** Special Permit and Site Plan Review applications to modify the campus landscape in the PRD District. Applicant/Owner: Yale University. File # SP 18-001 and SR 18-002.

Based on compliance with the City's regulations, Commissioner Mullins made a motion to approve File #SP 18-001 and #SR 18-002 with the following conditions:

1. Compliance with conditions outlined in Section 73.6 of the Zoning Regulations, Mandatory Conditions of Approval for Resource Removal, Filling and Grading.
2. Applicant will provide a detail of the proposed rain garden plantings to illustrate the elevations of the bottom, bank and emergency overflow, and a detail of the planting materials to be used, subject to staff approval.
3. Applicant shall post a performance bond in an amount sufficient to cover Soil Erosion and Sedimentation Control materials, plantings and the completion of an as-built survey to the satisfaction of the City's Engineering Department and Planning and Development Department.

seconded by Commissioner Sullivan and passed.

2. Request to Modify Condition of Approval for Park View Development, 1 Cellini Place (File # SP 17-074 and SR 17-075).

Attorney Tiernan stated, after review, this request is not necessary, since it does not require additional street light fixtures to be placed along Forest Road. After discussing this matter, the Commission chose to leave the existing conditions of approval in their current form without modification.

3. **Discussion of Proposed Text Change:** Re: Places of Worship – A draft of changes was circulated, based on discussions with Attorney Tiernan who suggested places of assembly and places of worship be treated the same and definitions will reflect this. Table 39.1 and 39.2 will be amended to reflect the changes. Mr. Killeen agreed to prepare the draft changes for the Commission to review.
4. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)** - No new updates.
5. **Staff Reports**
 - a. **Adult Business Use Regulation**- This has been referred to the required outside agencies. A public hearing will be scheduled for March 27th to allow for adoption before the current

moratorium expires in early April. The regulation relies on distance buffers. Mr. Killeen circulated some revisions to the proposed regulation, based on input from Attorney Tiernan. The proposed distance buffers will be decreased from 1,500 feet to 1,000 feet to enable the regulation to be more effective and to be comparable to the regulations of other communities studied. Those changes will be forwarded to the RPA, DEEP and adjoining municipalities of Orange and New Haven.

6. Other Business-

- a) Mr. Killeen suggests cancelling the March 13th meeting since there is only one application, and the plans for that application were just finalized this past Friday, February 23rd. This would also allow the City some cost savings by combining legal notices and limiting comp time and secretarial expenses.
- b) The State has announced new applications for medical marijuana dispensary licenses and whether the commission wants to consider regulations. After reviewing correspondence from an interested party in the mid-West, Commissioners decided they would like to keep this item on the agenda for further discussion re: possible dispensary regulations for West Haven.
- c) ZEO Conniff explained that Commissioner Messore had asked the Commission to consider possible changes to the Zoning Regulations to permit additional signage for commercial properties that have rear access from a parking lot, especially the buildings that are close to the street. The Commission was open to considering changes in the future.

7. Adjournment: 8:45 p.m.

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