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CITY OF WEST HAVEN, CT

PLANNING AND ZONING COMMISSION

MINUTES OF THE REGULAR MEETING HELD ON

Tuesday, March 14, 2023

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday, March 14, 2023, in the Harriet North Room, 2<sup>nd</sup> Floor, City Hall, 355 Main Street, West Haven, Connecticut at 6:00 p.m.

**Call to Order:** 6:00

Chairman Suggs nominates Commissioner Milano for Secretary of the Commission and Vice-Chairman Biancur seconded it. Commissioner Milano accepts and he is unanimously voted in. Alternate, Sammy Rivera will vote in the absence of Commissioner Gene Sullivan

**Roll Call:**

Christopher Suggs, Chairman	Present
John Biancur, Vice-Chairman	Present
Secretary, Vacant	
Gene F. Sullivan, Commissioner	Absent
Michael Todd Taylor, Commissioner	Present
Gregory Milano, Commissioner	Present
Joseph Vecellio, Alternate	Absent
Sammy Rivera, Alternate	Present
Catherine Conniff, Assistant City Planner	Present
Steven Hotchkiss, Zoning Enforcement Officer	Absent
Brian Miller, Planning Consultant	Present
Karen Kravetz Associate Corp. Counsel, Sussman, Duffy & Segaloff	Present

**Pledge of Allegiance**

**Approval of Minutes**

Commissioner Taylor makes a motion to accept the minutes from the February 28 meeting and Vice-Chairman Biancur seconded it.

**Continued:**

**338 Elm Street:** Application for Special Permit to allow parking in the front yard of the home.

**Owner/Applicant:** Gina Modena File SP #23-149

Homeowners Gina Modena and Joseph Dollinger were present. The new driveway can remain until the disabilities resolve and or before the home is sold. Upon the sale of the home the extended driveway must be removed before the new owner takes residence. Approval and conditions will be filed on the land records. Chairman Suggs calls three times to the public for comment. No response. Commissioner Milano makes a motion to close the public hearing and Commissioner Taylor seconded it. Voted unanimously to close the public hearing. Vice-Chairman Biancur makes a motion to approve the application with the condition and Alternate Rivera seconded. It was unanimously approved.

**Condition:** The 15 foot extension of the driveway must be removed if the disabilities resolve and or if Modena and Dollinger sell the home

**Regular Meeting**

**900, 840, 510 & 410 West Campus Drive:** A proposed project to construct a 15,000 square foot addition to an existing warehouse/storage building in the Planned Research and Development (PRD) District, pursuant to Sections 74 and 75 of the West Haven Zoning Regulations.

**Owner/Applicant:** Yale University File #SR 23-154 and ESCP #23-155

Joseph Hammer, Attorney, MacDermid, Reynolds & Glassman; Will Walter, Engineer, Benesch Engineering and Jeremy Powers, Associate Director of Planning, Yale University were all present to explain the application. Yale is proposing to add a 15,000 square foot storage facility to their existing building at West Campus. They will removing 43 parking spaces to do so but they will not be adding any employees as a result of this application. They expect it to begin in May and end in October. Vice-Chairman Biancur makes a motion to approve the application and Alternate Rivera seconded it. The application was approved unanimously.

**Staff Reports**

Consultant Miller received all the feedback from the Commission on the amended zoning regulations. Now it will go out for referral and come before this Commission.

**Other Business**

At the March 28<sup>th</sup> meeting Washington School will be on the Agenda and on April 11<sup>th</sup> the Brewery will be on the Agenda.

**Adjournment at 6:45**

Chairman Suggs makes a motion to adjourn and Alternate Rivera seconded it