



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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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 **MARCH 25, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday March 25, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the Regular Meetings and Public Hearings of February 25th, 2025 with the correction of the time for the meeting from 6:15 to 6:00 p.m., seconded by Commissioner Standish and passed.

PUBLIC HEARING Continued:

Proposed Moratorium Pursuant to Conn. Gen Stats. 8-2, for the purpose of considering amendment to all applicable zoning regulations as follows: Submitted on the initiative of the City of West Haven Planning & Zoning Commission. The proposal is to consider a moratorium on 24-hour convenience stores, Smoke Shops (retail stores the primary purpose of which is to sell smoking and vaping products, equipment, and paraphernalia to the public), and advertising signs visible to the public with and without illuminations, for a period of 1 year, in any Zoning district within the City of West Haven. Upon adoption of the Moratorium, no further applications will be accepted to permit the covered uses while the Moratorium remains in place. Applicant City of West Haven Planning and Zoning Commission. File #25-010 Moratorium.

Ms. Conniff stated this was requested from the commission to extend this moratorium for one year. Mr. Donovan feels this is necessary for the city. Commissioner Sullivan asked if the regulations can be reviewed over the year.

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

Commissioner Biancur made a motion to close the public hearing on File #25-010, seconded by Commissioner Sullivan and passed.

Commissioner Milano made a motion to approve File #25-010, seconded by Commissioner Biancur and passed unanimously.

PUBLIC HEARING:

377 Main Street: An application to apply for a Special Permit to have a massage therapy wellness establishment to provide professional therapeutic massage services. In the CBD (Central Business District). In pursuant to section 39.2, 85, and 92 of the City of West Haven Zoning Regulations. Owner Ken Ginsberg / Applicant Sean Benton File # SP 25-011

Applicant stated this application is for therapeutic massages that promotes health and wellness. He plans on collaborating with other medical offices to offer his services. All services will be by appointment. Mailings were submitted to the file. Ms. Conniff read comments into the record from the Fire Department and Building Official.

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

Commissioner Biancur made a motion to close the public hearing on File #SP 25-011, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File #SP 25-011 meeting the SP requirements, seconded by Commissioner Milano and passed unanimously.

528 Main Street: An application for the installation of electric vehicle charging stations with a total of 8 hook ups located in the RB (Regional Business) In pursuant to section 49.4 75, 85, and 92 of the City of West Haven Zoning Regulations Owner: Getty CT Leasing Inc./ Applicant GPM Investments, LLC File # SP 25-003, SR 25-004

Applicant stated there will be no proposed changes to the structure or lighting. There will be three hookups and placed in existing parking lot. There will be additional bollard installed. He expressed his concern regarding the arborvitaes along the fence. There are 14 parking spaces and three will be used for the chargers. There are 2-3 employees at a time. Commissioner Sullivan is concerned whether there is enough parking for customers for the station and Dunkin Donuts. Commissioner Biancur asked if there is a way to redirect traffic to improve the flow and add additional parking. Commissioner Vecellio expressed his concern for flooding. Commissioner Rivera is in favor of this because he doesn't feel the parking would be full because of the in and out of traffic. Commissioner Standish also feels there is not enough parking. Commissioner Suggs asked the applicant if he would like to continue to try and reconfigure the parking layout. Applicant asked for a continuance to the April 22, 2025 meeting and will submit his request in

writing. Corporation Counsel Taylor noted the application was not signed by the owner. Ms. Conniff stated she will get that corrected. Commissioner Milano would like specifics regarding the number of EV vehicles will be coming through the property, traffic flow and average amount of time a car will be sitting there getting charged.

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

Marilyn Wilkes, 250 Ocean Ave, in favor.

Ted McKenna, 202 Campbell Ave., concerned about the maintenance of the landscaping/fence and is a safety issue.

Commissioner Suggs made a motion to continue File #SP 25-003 and #SR 25-004 to April 22, 2025, seconded by Commissioner Biancur and passed unanimously.

6 Rock Street: An application for an adaptive reuse of the Savin Rock Conference Center. The building will have a restaurant/ banquet facility with bar, rooftop and patio. Located in the SCR (Shoreline Commercial Retail) In pursuant to section 45,58, 20, 71, 75, 85, and 92 of the City of West Haven Zoning Regulation. Applicant RTR Hospitality, LLC/ Owner City of West Haven File #SP #25-008. SR 25-009, and CSP 25-010

Attorney Frank Lieto from Goldman, Gruder and Woods introduced the people in attendance for the application. Jeffrey Gordon, engineer, Codespodi Associates, stated the main building and site will remain as is. An elevator and lobby will be added. There was a use previously that was similar to this application. A rooftop deck will be added and parking lot will remain the same. There will be a small plaza located outside. There are 163 parking spaces and will offer 38 valet parking spaces and arrangements are made for offsite parking for staff on city owned properties. Upgrade to the parking lot will be done after the first year. Mr. Gordon explained the site plan to the commissioners. All development is with the SCR zone. This application was referred to DEEP for their review. The only change is the lobby, addition of decks and rooftop deck. Sam Gardner, architect, explained the interior changes to the building such as disability access with the installation of the elevator, expanded kitchen, remodeling and adding bathrooms, expanded decks on both sides of the building and the new addition of the rooftop deck/penthouse. Commissioner Biancur asked for an explanation of where the mechanicals are located. Chris Morrone presented a video to the commissioner of the proposed building. The two decks will be constructed not blocking the access on one side and just going up to the sidewalk on the other deck. The penthouse and rooftop is approximately 7,400 sq. ft. There will be two bars, a smaller one and a banquet one. Construction will be approximately 12-15 months, summer or fall 2026. A variety of food items will be served and there will be about 75-100 employees depending on the event but about 25 a day with West Haven residents as first hires. It will be opened seven days a week. The parking lot will be for the exclusive use of the property when in operation. There will be indoor/outdoor live music with early ending hours. The only covered portion of the rooftop will be the bar. Commissioner Milano suggested walkability access, bikes, bike racks, EV chargers, etc. Mailings were submitted to the file. Ms. Conniff read into the record comments from the Building Official, Fire Marshall, Police, City Engineer, DEEP and West

Haven Harbor Commission. Commissioner Suggs read into the record Regulation 58.2.3. Lighting was described for the site and Commissioner Biancur suggested staff review.

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

James Gagliardi, owner of Jimmie's restaurant, 5 Rock St., in favor. However, he is concerned whether there is enough parking and would like the commission to review it.

Ron Wilkes, 250 Ocean Ave., suggested native plants for landscaping.

Karen Wilkes, 250 Ocean Ave., in favor and agrees with the suggestion of native plants.

Dolores Libow, 122 Anderson Ave., in favor and would like to see the palm trees that were mentioned. Also, concerned about using the HS as parking when they have events.

Steve Fontana, WH Director of Economic Development, stated these applicants are collaborative and responsive as well as professional. The city is willing to work with them on the parking.

Mr. Gordon stated applicant has stated the parking agrees to planting of native plants. Lease agreement clause was read into the record regarding parking offsite for city sponsored events and tenant events. Occupancy is 600 people, which will probability never happen, we have 200 spaces. They may or may not have the restaurant/bar opened if there is a special event.

Commissioner Biancur made a motion to close the public hearing on File #SP 25-008, #SR 25-009 and #CSP 25-010, seconded by Commissioner Sullivan and passed.

Commissioner Standish made a motion to approve File #SP 25-008, #SR 25-009 and #CSP 25-010 with the following conditions, seconded by Commissioner Biancur who stated it meets special permit and site plan regulations. It also meets the Plan of Conservation and Development. Motion passed unanimously.

Staff Reports: April 8th meeting – one application
April 22nd meeting – 4 applications

Other Business: April 8th meeting to discuss smoke shops

ADJOURNMENT: 8:02 P.M.

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