

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
MARCH 26, 2019

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, March 26, 2019, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Biancur, Mullins, Sullivan Johnson, Suggs, ZEO Conniff, Assistant City Planner Killeen. Absent were Commissioners Hendricks and Milano.

PLEDGE OF ALLEGIANCE

Meeting was called to order at 7:00 by Vice-Chairman Biancur in Chairman Hendricks' absence. Ms. Johnson was seated in place of Chair Hendricks to act on the items on this agenda.

APPROVAL OF MINUTES: Commissioner Sullivan made a motion to approve the meeting minutes of March 12, 2019, seconded by Commissioner Suggs and passed.

Public Hearing

1. **215 Sawmill Road.** Special Permit application to operate a Massage Therapy Parlor in the Neighborhood Business (NB) District, pursuant to Table 39.2 and Section 85 of the West Haven Zoning Regulations. Applicant: Robert Mangino, Architect. Owner: JB Investments, LLC. File # SP 19-004.

Robert Mangino, architect, submitted the certificate of mailings to the file. Mr. Mangino clarified that this is a massage therapy business. There will be waiting rooms, massage rooms, ADA bathroom and office areas. The owner is a licensed and certified massage therapist. All massages will be offered such as hot stone, deep tissue, etc. There will be two employees and an assistant as employees. This application complies with all the regulations.

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

Commissioner Sullivan made a motion to close the public hearing on File #SP 19-004 and seconded by Commissioner Mullins and passed.

2. **240 Captain Thomas Boulevard.** Special Permit application for approval of a Restaurant Liquor Permit for a new restaurant in the Shoreline Commercial Retail (SCR) District, pursuant to Sections 45 and 85 of the City of West Haven Zoning Regulations. Applicant: Karen Sanchez Benitez. Owner: 200 Captain Realty, LLC. File # SP 19-005.

Applicant and Carlos Perez stated this application is for a Mexican restaurant. The restaurant will have 60 seats in the restaurant area and 30 seats in the bar area. Proof of mailings were submitted to the file. There will be limited entertainment located in Area A on the plan, such as using a DJ. The entertainment will only be for special parties and will not be a nightclub. There is no room for outside dining. Possible opening will be June.

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

Commissioner Johnson made a motion to close the public hearing on File #19-005, seconded by Commissioner Suggs and passed.

Regular Meeting

1. Deliberation on Public Hearing Items

- a. **215 Sawmill Road.** Special Permit application for Massage Therapy Parlor in the NB District. Applicant: Robert Mangino, Architect. Owner: JB Investments, LLC. File # SP 19-004.

Commissioner Mullins made a motion to approve File # SP 19-004, seconded by Commissioner Suggs and passed 5 – 0.

- b. **240 Captain Thomas Boulevard.** Special Permit application for Restaurant Liquor Permit in the SCR District. Applicant: Karen Sanchez Benitez. Owner: 200 Captain Realty, LLC. File # SP 19-005.

Commissioner Sullivan made a motion to approve File #SP 19-005, seconded by Commissioner Suggs and passed 5 – 0.

2. Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)

- a. Facilitator Training Session for Allingtown Community Workshop, April 1, 2019- David Killeen did a presentation to the commissioners for the Facilitator Training Workshop and reviewed questions that will be used for small group discussions. He stated these are in a draft form and can be revised if Commissioners have additional suggestions. There will be six tables at the workshop for each topic to be discussed by the participants. This workshop was a recommendation in the Plan of Conservation and Development for Allingtown so goals can be set to support UNH, new and existing businesses, residents and to preserve the character of the neighborhood. Mr. Killeen reviewed the questions with regard to street and sidewalks to make Allingtown more pedestrian friendly, economic development by providing job and retail opportunities. Mr. Killeen stated this workshop is about the whole area of Allingtown and not just what UNH is going to do in the future.

- b. Draft questions for discussion at small group sessions . Any additional question the commission feels we should add. – Mr. Killeen described the facilitator’s role in this workshop and gave the procedures they should follow to gather residents’ ideas and recommendations. The workshop will start at 6 p.m.

3. **Staff Reports** - There are three public hearing items scheduled for April 9th. One is a repeat application for a zone change to support the Yale Athletic Facilities on Forest Road. Yale felt there may have been a notice problem with the first application and wanted to go through the process again, when reviewing the State statutes.

4. **Other Business** –

- a. In light of Yale’s repeat application, Mr. Killeen stated that he would like to take this opportunity to coordinate with Corporation Counsel Tiernan in a review of the City’s Zoning Regulations to identify and remove any inconsistencies with the State Statutes.
- b. Commissioner Suggs distributed the findings from the Bylaws Subcommittee with regards to the current P&Z bylaws. There needs to be two reads and the commission has 100 days to vote. It will be reviewed at the next meeting and voted on the following meeting.

5. **Adjournment:** 8:15 p.m.

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