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CITY OF WEST HAVEN, CT

*Petera C. Morveth*  
TOWN AND CITY CLERK

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE WORKING MEETING HELD ON**

**Tuesday, May 9, 2023**

The West Haven Planning and Zoning Commission held a Working Meeting on Tuesday, May 9, 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:**

**Roll Call:**

Christopher Suggs, Chairman	Present
John Biancur, Vice-Chairman	Present
Gregory Milano, Secretary	Present @ 6:02
Gene F. Sullivan, Commissioner	Present
Michael Todd Taylor, Commissioner	Present
Joseph Vecellio, Alternate	Present @ 6:05
Sammy Rivera, Alternate	Absent
Alternate Commissioner	Vacant
Ron Quagliani, Liason to Council	Absent
Catherine Conniff, Assistant City Planner	Present
Steven Hotchkiss, Zoning Enforcement Officer	Present
Brian Miller, Planning Consultant	Absent
Karen Kravetz Associate Corp. Counsel, Sussman, Duffy & Segaloff	Present

**Pledge of Allegiance**

**Approval of Minutes**

Vice-Chairman Biancur makes a motion to accept the minutes from the April 25<sup>th</sup>, 2023 meeting and Commissioner Taylor seconded it.

## Staff Reports

Zone Change for University of New Haven on June 13, 2023

## Other Business

**Bike and Pedestrian Plan:** The Bike and Pedestrian Plan has been completed. This working session will be for the Commission to become aware of the language and policies that the plan instated for our City.

Assistant City Planner Conniff will bring the Bike and Pedestrian Plan to Tom McCarthy and ask Public Works to follow it. She said that every new Commissioner after the current one should be briefed on the plan. Secretary Milano said the plan is a good start but it is not mandatory, it only advises. He said it is not an ordinance but should become one. This plan backs the Complete Streets Policy, which if adopted, the State and City would have to abide by. Secretary Milano said the Bike and Pedestrian Plan will remain a recommendation unless we push the Complete Streets Policy. He said the Bike and Pedestrian Plan can be implemented incrementally. Associate Counsel Kravetz said nothing requires us to adopt it, we could take a vote then bring it to City Council. Chairman Suggs suggests we push the Complete Streets Policy if it will force action and compliance. He asks that the Complete Streets Policy is sent to all Commission members so it can be discussed at the next meeting.

**Shoreline Residential Retail (SRR):** Discussion on the Shoreline area and how it fits with the Plan of Conservation and Development (POCD)

Assistant City Planner Conniff begins by saying three stories doesn't draw enough profit for potential interested developers. Discussion continued about what would occupy the first floor, parking or retail or community space. Vice-Chairman Biancur mentions the potential Shoreline Residential Retail Lite (SRRL) zone from Sandy Point to Stowes and back one block and how this new Zone would allow two stories by right and four by special permit. Applications for this Zone would have to be harmonious with the surroundings and have limited impact on the area to include existing solar systems. He suggests that it would extend to the Water Street area where the Havens was once intended to be. Assistant City Planner Conniff and Secretary Milano suggest this area be left out of this new proposed Zone. The current shortage on housing was discussed and how our residents don't want more housing, they want business and commercial development. Assistant Planner Conniff said that SCROG is in favor of more housing. She suggests a special meeting/seminar for people interested in developing to come forth and present their plans for the Water Street area since there are more than one contender. Secretary Milano suggests an Overlay that could be applied on top of existing Zones. Some of the Commissioners will meet and begin drafting a new Zone and an Overlay.

Vice-Chairman Biancur made a motion to adjourn and Commissioner Sullivan seconded it.

**Adjournment: 7:32**