



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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CITY HALL 1896 -1967

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 **MAY 13, 2025**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday May 13, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioner Suggs, Biancur, Sullivan, Coscia, Milano, Standish, Vecellio, Rivera, Assistant City Planner Conniff and ZEO Hotchkiss.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for Regular Meeting of April 22, 2025, seconded by Commissioner Sullivan and passed.

PUBLIC HEARING:

CONTINUED

University of New Haven An application to rezone several parcels to the EFD (Educational Facilities District. enclosed an application to amend the West Haven Zoning Map to rezone the following parcels owned by UNH to the Educational Facilities District ("EFD") zone: 1129 Campbell Avenue (MBL 060-0151-0-0000), 1131 Campbell Avenue (MBL 060-0150-0-0000), 108 Campbell Avenue (MBL 054-0076-0-0000), 1083 Campbell Avenue (MBL 054-0075-0-0000), 31 Ruden Place (MBL 060-0009-0-0000), 1237 Campbell Avenue (MBL 060-0109-0-0000), 252 Orange Avenue (MBL 065-0455-0-0000), 20 Atwood Place (MBL 060-0214-0-0000), 1 Forest Road (MBL 065-0282-0-0000), 55 Forest Road (MBL)065-0281-0-0000, 403 Orange Avenue (MBL 060-0071-0-0000) and (MBL 060-007 IT-0-0000), 445 Old Orange Avenue a/k/a 445 Orange Avenue (MBL 059-0198-0-0000), 467 Old Orange Avenue a/k/a 467 Orange Avenue (MBL 059-0199-0-0000), and Woodside Street (MBL 065-0015-0-0000) in West Haven, Connecticut ("subject properties"). In pursuant to section 86 Of the City of West

Haven Zoning Regulations. Owner/ applicant University of New Haven c/o Joseph P. Williams Esq #ZM 25-14

Continued to Wednesday, May 28, 2025 at 6 p.m.

An application for a Zoning Regulation change on Table 39.2 Table of uses to allow Spa in the TOD (Transit Oriented Development) Owner/Applicant: Franson Charles; File ZR #25-15.

Applicants, 365 Savin Ave., West Haven, CT, stated this application is to allow spas in the TOD district. The TOD is good for this business because it will be a walkable neighborhood. The proposed location will be on Wagner Place. Applicants having been doing skincare and stretching at customer's homes but would like a more permanent site. Mr. Charles works in North Haven in a stretch lab. Ms. Conniff stated no comments were given by the referring municipalities.

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

Commissioner Biancur made a motion to close the public hearing on File #ZR #25-15, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File #ZR 25-15, seconded by Commissioner Coscia and passed.

8-24 The sale of Northend Field A communication from Mayor Borer regarding a proposal to sell North End Field, a 3.2 Acre City owned former Playground to the University of New Haven

Commissioner Suggs stated a letter was received asking for an approval by the commission. Steve Fontana, Economic Development for West Haven, is asking for support on this sale to UNH. He presented an exhibit showing the property 1101 Campbell and Baggett St playground. The City explored options on what to do with the property but the best option is to sell to UNH. The ingress/egress is not wide open to accommodate access to the property and the brook which renders about 1/3 of the property in wetlands. This increases the value of the previous Railroad Salvage property, which UNH now owns. One of the goals in the POCD is to support UNH, which this sale will do. Commissioner Coscia would like to see a pedestrian walk over Campbell Ave.

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

Albert Corsky, 953 First Ave., interested in what is going to happen since he lives next door.

Commissioner Biancur made a motion to close the public hearing on the above application, seconded by Commissioner Coscia and passed.

Commissioner Coscia made a motion to send a favorable recommendation for the sale of Northend Field from the City of West Haven to UNH, seconded by Commissioner Sullivan and passed.

Executive Session: Pending litigation - none

Staff Reports: Applications for next meeting: UNH and hazardous materials

Other Business: Electric Vehicle Chargers

Ms. Conniff stated several attorneys have been calling regarding the regulations and have the commission revisit them.

Jonathan Erlich stated there is a backlog of applications for 120 sites. The reason for speaking tonight is the special permit process is cumbersome creating a backlog of applications. For example, getting A-2 surveys on each property and qualified electricians to present. Other cities/towns have administrative review by staff to make sure EV chargers are properly installed and are in safe locations. Discussion centered around type of chargers, number of chargers on each property depending on multi-family and businesses. Craig Orosz, Atlantic Electric, stated these are not large infrastructures. They are 40 amp Level 2 chargers. The purpose of being here is to seek as of right and to have administrative review if it's not a fast charger. Staff will determine residential and public use. Commissioners stated an amendment can be applied for to change the regulation with regards to the number of parking spaces. Discussion centered around the use of resident's vs public use and whether it matters whether the public accesses any charger anywhere. Mr. Erlich will work with Attorney Falcone and draft a proposed amendment for the June meeting. He will also present regulations for EV chargers from surrounding towns.

ADJOURNMENT: 7:19 P.M.

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