

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JUNE 11, 2019

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, June 11, 2019, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Sullivan, Mullins, Milano, Johnson, ZEO Conniff, Assistant City Planner Killeen, Corporation Counsel Tiernan and Councilperson Liaison Quagliani. Absent was Commissioner Suggs.

Alternate Johnson was seated for this evening's meeting, in place of Commissioner Suggs.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Johnson made a motion to approve the meeting minutes for May 29, 2019, seconded by Commissioner Sullivan and passed.

Public Hearing

1. **215 Sawmill Road.** Application for Special Permit approval of a Restaurant Liquor Permit in an existing restaurant in the Neighborhood Business District, pursuant to Table 39.2 and Sections 45 and 85 of the West Haven Zoning Regulations . Applicant: Martha Lojano. Owner: Nick Patel, JB Investment LLC. File # SP 19-021.

Victor Borrás is representing the applicant who has an existing restaurant. Due to increase in business, the applicant would like to apply for a liquor permit. A letter from Martha Lojano was read into the record describing the request for the liquor application.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application. There was no one present to speak for or against this application.

Commissioner Mullins made a motion to close the public hearing on File SP 19-021, seconded by Commissioner Sullivan and passed.

Regular Meeting

1. **Deliberation on Public Hearing Items**
 - a. **215 Sawmill Road.** Application for Special Permit approval of a Restaurant Liquor Permit in the NB District. Applicant: Martha Lojano. Owner: Nick Patel, JB Investment LLC. File # SP 19-021.

Commissioner Johnson made a motion to approve File #SP 19-02 finding this application is consistent with the Plan of Conservation and Development and that this proposal meets the requirements for Special Permit approval and issuance of a Restaurant Liquor Permit.

Seconded by Commissioner Mullins and passed.

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

- a. Update on Allingtown Plan and Village District Regulations – Commissioner Hendricks stated a meeting is scheduled for Tuesday, June 18, 2019 to get feedback from the public on the Village District Regulation on which the subcommittee has been working. Commissioners discussed creating a walkable village district in the center that will promote foot traffic. The Commissioners also discussed efforts to date to consider a Complete Streets Policy for the City. Chair Hendricks noted that a bicycle lane could work on certain city streets, but not necessarily all of them. Commissioner Biancur suggested scheduling meetings among the Commission, the Public Works Department and the Police Department to explore this concept further. Assistant Planner Killeen commented that the Regional Planning Agency has included a citywide Bicycle-Pedestrian Plan for West Haven in its unified work program for this year and expects to begin the planning process by the fall. Mr. Killeen suggested we utilize that process to involve City departments and to engage the general public.

3. **Staff Reports**

- a. Outdoor Dining Regulations – Commissioner Hendricks asked for feedback on the draft outdoor dining regulations. The regulations propose 4 tables or less for administrative approval by the staff. A fee structure will be drafted. A public hearing will be held on the draft regulation on July 23, 2019. This will be referred out to start the process
- b. Airbnb Regulations – The use will be described as “short term rentals”. This will be referred out and the public hearing will be held on July 23, 2019.
- c. MS4 Compliance Regulations (stormwater drainage) – Attorney Tiernan stated as part of the MS4 stormwater, the EPA would like to require car washing to be done on the lawns rather than a street and he may have to bring it to the city. Mr. Killeen said car washing is not part of the proposed regulation amendments, but the amendments will be referred out as necessary and will also be scheduled for a public hearing on July 23.
- d. Modifications to Regulations for Consistency with State Statutes – Staff is completing these modifications now and will seek to file a formal application by June 14 so that the amendments may be referred out and be scheduled for the July 23 public hearing as well.

4. **Other Business** -- Based on these pending regulations, the Commission will plan to meet on June 25, 2019 to review these proposed regulations. Otherwise, no new public hearing applications have been filed in time to be heard that night.

5. **Adjournment:** 7:55 p.m.

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