

CITY OF WEST HAVEN, CT
PLANNING AND ZONING COMMISSION
MINUTES OF THE WORKING MEETING HELD ON
Tuesday, June 13, 2023

The West Haven Planning and Zoning Commission held a Working Meeting on Tuesday, June 13, 2023, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, Connecticut at 6:00 p.m.

Call to Order: 6:00

Roll Call:

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

Pledge of Allegiance

Approval of Minutes

Commissioner Sullivan makes a motion to accept the minutes from the May 23rd , 2023 meeting and Commissioner Taylor seconded it

Public Hearing:

Proposed Zone Map Change: An Application to amend the West Haven Zoning Map to rezone the following parcels to Educational Facilities District (EFD) zone:

Subject Properties

1211 Campbell Avenue	(MBL 060-0113-0-0000)
1229 Campbell Avenue	(MBL 060-0111-0-000)
3 Chauncey Street	((MBL 065-0014-0-0000)
17 Chauncey Street	(MBL 065-0013-0-0000)
47 Chauncey Street	(MBL 065-0012-0-0000)
202 Rockdale Road	(MBL 064-0202-0-0000)
208 Rockdale Road	(MBL 064-0203-0-0000)

In pursuant of Section 86 and 92 of the City of West Haven Zoning Regulations

Applicant/Owner: University of New Haven c/o Joseph P. Williams, Esq.

File #ZM 23-174

Joe Williams, Shipman & Goodman, 265 Church Street, New Haven

Mr. Williams spoke about University of New Haven seeking the zone change to promote responsible, orderly growth for the purpose of education. He said it fits with our Plan of Conservation Development (POCD). They have no intentions on developing these properties at this time but they will in the future. It is understood that the change does not grant permission to build, it just eases the process as a Variance would not be required. Mr. Williams points out that the University contributes to West Haven. Many of the buildings they use are owned by a third party and each third party pays taxes to the City.

Lou Anino, Associate Vice President for Facilities, University of New Haven

Mr. Anino states that he has been with the University for twelve years. He said the zone change for these properties will add structured requirements for when they are developed. University of New Haven has always been cooperative with the neighbors. Mr. Anino said they've delivered letters to neighbors inviting them to share their thoughts on this potential zone change. He said they do their best to be transparent.

Assistant City Planner, Catherine Conniff read a letter from Danita Debowes, 41 Brower Street and she read a letter from the Allingtown Fire Department. She said Charlie Young from Traffic had no concerns and she said that the University sent the required letters to the neighbors effected.

Public Input:

Nora Jankovsky, 60 Orange Terrace, said she did not receive a letter about this. Ms. Jankovsky said during football season it is dangerous on Orange Terrace. There has been a home invasion, car accidents, drunk students and crime in her area.

Tamara Maler, 172 Rockdale Road, said it is dangerous to cross near the Duncan Donuts and Commisioner Biancur explains that this is not the forum for that.

Graylin Crockett, 35 Walter Street, said he is concerned about the traffic, the garbage and the noise.

Natalie Crockett, 35 Walter Street, Ms. Crockett said the quality of life in her area is poor. There is dust from construction. She said future development will make the disruption increase. She said the University intends to integrate with the area but let us not let them consume it.

Alternate Commissioner Rivera makes a motion to close the Public Hearing and Commissioner Taylor seconded it. Commissioner Taylor made a motion to approve File #ZM 23-174 and Alternate Commissioner Rivera seconded it.

Alternate Commissioner Rivera is in Favor. Commissioner Biancur said it fits with our Plan of Conservation Development (POCD). Alternate Commissioner Vecellio said University of New Haven doesn't need all of the properties. Some but not all. Commissioner Taylor said UNH is a good neighbor. Their growth assists our City. He is in favor. Lastly, Commissioner Sullivan is in favor. Roll Call Vote: Rivera – Yes; Vecellio – No; Taylor – Yes; Biancur – Yes; Sullivan – Yes. Four to one approval.

872 Orange Avenue: Applications for Special Permit, Site Plan Review and Certificate of Automotive Location to do general repair and tires in the Regional Business District (RD) under sections 44, 75, 85 and 92 of the City of West Haven Zoning Regulations.

Applicant/Owner: Hassan Eddassa

File #SP 23-175, SR 23-176 and CAL 23-117

Mr. Eddassa said he is currently conducting business in West Haven in a different location and would like to relocate. Assistant City Planner, Catherine Conniff said that Mr. Eddassa did the required mailings. She said the West Haven Fire Department and the West Haven Police Department have no comment. The Building Official reminds to take permits for work to be done.

Public Input:

Loretta Smith, 73 Orford Street said this is no place for a garage. The quality of life will be impaired because of the traffic and the nature of the business. You are unable to see when turning because of cars parked in the way. She complained of a pile of tires in a nearby area, not 872 Orange Avenue. She has lived on Orford Street for 79 years and just because it was there before doesn't mean it should be there again. The City does not enforce restrictions. She is against the Application.

Commissioner Sullivan voted to close the public hearing and Commissioner Taylor seconded it.

Alternate Commissioner Rivera made a motion to approve File #SP 23-175, SR 23-176 and CAL 23-117, with a condition and Alternate Commissioner Vecellio seconded it. Approved unanimously.

Condition: No Parking lines to be added along Orford Street. This will be overseen by the staff.

1157 Campbell Avenue: An Application for a Special Permit for a beer and wine permit in an existing restaurant in the Planned Residential Commercial District (RCPD), pursuant to section 45, 85 and 92 of the City of West Haven Zoning Regulations.

Applicant: Selim Ergin

Owner: Ihsan Kuru

File #SP 23-178

Selim Ergin, 1157 Campbell Avenue introduced himself as the new owner of the Turkish Kebab. He has another place in Waterbury with a liquor licence so he is familiar with the rules and regulations. He has sent the letters to the neighboring properties and he posted a notice. Mr. Ergin submitted a letter and pictures to the Commission. He is applying for a café license for his new restaurant on 1157 Campbell Avenue.

Assistant City Planner Conniff said there were no comments from the Departments and there were no questions from the Commission.

Public Input:

Dan Haslegrave, 1 Homestead Avenue is asking if more parking is required if the license is approved. He asks if the hours of operation will change. He is concerned because he lives right behind the restaurant.

Mr. Ergin is asked about these concerns and he said that the hours of operation will remain as is: 11:00 a.m. – 10:00 p.m. Sunday – Thursday and 11:00 a.m. – 11:00 p.m. on Friday and Saturday. No more parking will be required if approved.

Commissioner Sullivan made a motion to close the Public Hearing and Commissioner Taylor seconded it.

Alternate Commissioner Vecellio made a motion to approve File #SP 23-178 and Alternate Commissioner Rivera seconded it. The application was unanimously approved.

2 Orange Avenue: An Application for Special Permit and Certificate of Automotive Location to do general repairs on brakes in the Regional Business District (RB) under sections 44, 85 and 92 of the City of West Haven Zoning Regulations.

Applicant: Morris Pitt

Owner: Splash Car Wash West Haven LLC

File #SP 12-179 and CAL 23-180

Jason Frank, Regional Manager, Splash, 2 Boston Post Road said their intention is to repair or replace brake pads and rotors in one bay of their existing facility. A limited repairs license is necessary for this. It will not be a full repair shop.

Commissioner Sullivan and Alternate Commissioner Rivera said it is a good thing. Assistant City Planner Conniff said the Fire Marshall and the Building Commissioner need to sign off. If a lift is installed the building department would need plans. She said the mailings were done to the neighboring property owners. No one from the Public spoke.

Commissioner Taylor made a motion to close the Public Hearing and Alternate Commissioner Vecellio seconded it.

Alternate Commissioner Rivera made a motion to approve File #SP 12-179 and CAL 23-180 and Commissioner Taylor seconded it.

Staff Reports:

At the June 27th meeting there will be Applications for 487 Saw Mill Road and 1091-1099 Orange Avenue. The new Shoreline Design (SD) will be discussed. There will be a meeting with the Sandy Point community on June 14 with Commissioner Biancur and Commissioner Milano. They will not be offering opinions just answering questions. Assistant City Planner Conniff said it is too soon to vote on the Beach Street area Zone change. The Zone change will be discussed on June 27, not voted on. The vote will come at the July 11 meeting with a full public hearing.

Other Business:

Planning Consultant Brian Miller said the draft for the Shoreline Design (SD) needs to be more specific. He asks what the objective is because it needs to be more clear. He appreciates the work done by Commissioners Biancur and Milano and recognizes that everyone has a different style but he questions what West Haven Architecture means as he feels it is currently eclectic. He questions why the streets running parallel to Beach Street are included. Is the zone change meant to regulate development? He said to lump the parallel streets with Beach Street might not be best. He suggests that the plan is looked at again to be sure this is what we want. He is just offering a different perspective. Assistant City Planner Conniff thinks it should run from Chick's and stop at third Avenue Extension. She said Sandy Point should be left out of it as they have come so far.

Associate Corporation Counsel Karen Kravetz spoke about the new lease for the brewery. There will be a Public Hearing on June 26th. The Buckle Factory project must re-apply.

Commissioner Taylor made a motion to adjourn and Commissioner Biancur seconded it.

Adjournment: 8:40