

**CITY OF WEST HAVEN, CT  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE REGULAR MEETING HELD ON  
TUESDAY, JUNE 14, 2022**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearings on Tuesday, June 14, 2022, in the Harriet North Room, 2<sup>nd</sup> Floor, City Hall 355 Main Street, West Haven, CT at 6:00 PM.

**Call to Order**

The regular meeting was called to order at 6:00 PM by Chairwoman Kathleen Hendricks.

**Roll Call**

Kathleen Hendricks, Chairwoman	Present
John Biancur, Vice-Chairman	Present
Christopher Suggs, Secretary	Present
Steven R. Mullins, Commissioner	Present
Gene F. Sullivan, Commissioner	Present
Michael Todd Taylor, Alternate	Present
Gregory Milano, Alternate	Present
Joseph Vecellio, Alternate	Present
Christopher Soto, Director	Present
Catherine Conniff, Asst. City Planner	Present

**Pledge of Allegiance**

**Approval of Minutes**

Commissioner Mullins made a motion to approve the minutes from the May 24<sup>th</sup> meeting; seconded by Commissioner Sullivan. The motion passed unanimously.

**Public Hearings**

1. **2 & 8 Ashburton Place:** There are two applications (being considered together) for a Special Permit, Site Plan Review, and Village District Review to construct a three-family dwelling on 2 Ashburton Place and two (2) three-family dwellings on 8 Ashburton Place together with required parking and associated site improvements. Owner/Applicant: Bert Qubes, LLC File # SP 22-117
  - a. This application was continued to June 28, 2022.
2. **98 Orange Avenue:** An application for a Special Permit and Coastal Site Plan Review for a 94,850 sq. ft. storage facility with associated site improvements. Owner: Eighty Eight – Ninety Eight Ave, LLC; Applicant: BDC Holdings, Inc. File # SP/CSP 22-119

- a. Director Soto received a request to table this item. He consulted Attorney Karen Kravetz, Deputy Corporation Counsel. She advised to hear the application and then make a decision on it.
- b. Robert Pryor, Professional Land Surveyor, Solli Engineering 501 Main Street Monroe, CT. This is the previous site of Mack Truck on 1.5 acres of land. The proposed facility is 600 storage units and four stories. The building is climate controlled and there is ground-floor access. There are two loading areas: inside of the building to the freight elevator; and the SW corner outside storage area for boats, trailers, and RV's. The property is fenced all around. The gate has a code for access. There is a small retail area. Street trees will be along Orange Avenue. They propose reconstructing a full sidewalk along Orange Avenue. Pryor believes they comply with all bulk standards. This facility is a low traffic generator, about 16 trips per hour. The DOT will weigh in on traffic issues. They will go to the district office for an Encroachment Permit.
- c. Chris Pawlowski, Solli Engineering 501 Main Street, Monroe, CT. The topography is high at the street, it slopes down at the back. It is in a flood zone. They received DEEP comments. They need to raise the back half of the site out of the flood zone, raise it 3 – 4 feet. Two stormwater systems will be installed on site, in compliance with the 2004 Stormwater Manual. The City engineer hasn't finalized comments as of this meeting. They are in compliance with the 2002 Soil Erosion and Sediment Control Manual. There is over 8,000 sq. ft. so the building is fully sprinklered. They spoke with the Fire Marshal. Electricity will run underground. The water supply is across the street and two water lines will be ran. One for sinks, etc. and the other for the sprinkler system. They will use the gas main that is already in the street.
- d. Pryor said the building is pretty attractive for a self-storage facility. It is four stories. The building is designed on a five-foot grid. They applied for FEMA for the flood zone. The town's flood zone manager has signed off on the revision.
- e. Chairwoman Hendricks asked if we heard from the Police Department or Fire Department. Director Soto stated we only heard from the Building Department.
- f. Commissioner Sullivan asked if there are any other Connecticut locations. Pryor said they have location in Westchester County. Sullivan asked when will the project start. Pryor said ASAP, they want to open next Spring. Sullivan asked the cost of the project. Pryor replied several million dollars.
- g. Commissioner Mullins commented that we should have comments from the Fire Department. Pawlowski stated that they spoke to the Fire Department and he will ask for something in writing. Mullins asked the hours of operation and if they are 24/7. Pawlowski replied yes, there is a code at the gate. Mullins asked for the hours. Pryor replied 9:00 AM – 6:00 PM Monday – Saturday, 9:00 AM – 2:00 PM on Sunday. Mullins asked if there will be security. Pryor replied there will be staff during day hours. Mullins asked if there is a security company. Pryor does not believe there is. Mullins asked about the lighting. Pryor replied the building has virtually no windows, none on the sides. There are windows on the front. Light from the inside won't spill out off of their property. Director Soto clarified the hours of operation, per the application.

- h. Commissioner stated the application fits the P&Z regulations and the Plan of Conservation and Development. His concern is outdoor storage. He asked if there will be automobiles. Pryor replied not automobiles, boats trailers, and RV's. Biancur suggested a condition to prevent automobile storage. Pryor wants the owner to be able to come back at a later date to request automobile storage.
  - i. Commissioner Vecellio asked what kind of fencing. Pawlowski said it is vinyl for street facing and a black chain-link surrounding the rest of the property. The gate will be a double swing gate for outdoor storage area.
  - j. Commissioner Milano asked the area/size of the outdoor storage area. Pawlowski replied 4, 300 sq. ft. Milano questioned if the Commission should restrict motorcycles, etc. because of theft in the area. He's also concerned about oils coming from the property. Pawlowski stated there are three steps of underground storm drainage system. Milano asked what kind of fencing there is along the back in the Dairy Queen area. Pryor stated there is just grass. Milano suggested making a condition to add screening or fencing.
  - k. Commissioner Biancur asked if they have a generator and what would they do if the power goes out. Pryor replied there is no generator and they will lose power. Biancur asked how is it heated and if they use natural gas. Pryor stated they use natural gas and electricity for the air conditioning.
  - l. Chairwoman Hendricks asked about the note on page 2 of the Application for Coastal Site Plan Review, and if they've been resolved. Pryor said if it's subject to approval they'll be satisfied. Hendricks asked if the property was sold or if its subject to approval. Pryor said it's contingent on approval. Hendricks asked him to explain the gates and how someone can get in from the front. Pryor explained how from the front yard area. Hendricks asked how fire truck will get in and out. Pryor expects they would do a 3-point turn at the back. Hendricks asked how if a boat is parked there. Milano interjected and said a potential fix is to not have outdoor storage and no fence. Pryor replied that it's best to get written comments from the Fire Marshal. Hendricks asked about making a condition to restrict motorized vehicles. Pryor said they're open to it but don't want to restrict boats.
  - m. Chairwoman Hendricks asked the Commission if they're okay continuing to the next meeting because we want comments from the Fire Marshal. Director Soto also said the City Engineer asked that we continue to await his comments.
  - n. **Public Session** – None
  - o. The application was continued to June 28, 2022.
3. Chairwoman Hendricks commented on Director Soto's City Council Presentation on June 13, 2022.

Commissioner Mullins made a motion to adjourn; seconded by Commissioner Taylor. It passed unanimously. The meeting adjourned at 7:05 PM.