



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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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 JUNE 24, 2025

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday June 24, 2025, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Suggs, Biancur, Coscia, Sullivan, Rivera, Vecellio, Assistant City Planner Conniff and Corporation Counsel Taylor. Absent were Commissioners Milano and Standish.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Coscia made a motion to approve the meeting minutes of the Regular Meeting of June 10, 2025, seconded by Commissioner Sullivan and passed. (Abstain Biancur).

PUBLIC HEARING:

163 Orange Avenue aka Boston Post Road: A Special Permit, to store car paint for Wholesale in the RCPD (Planned Residential Commercial District), pursuant to section 39.2, and 85 of the City of West Haven Zoning Regulations. Owner: Save Associates LLC. Application BAPS Auto Paint & Supplies. File # SP 25-20

Brian Bakely, BAPS Auto, stated this application is for a distribution center to service the customers in the current market area. This will be just for storage. No mixing of painting or retail. Semi-trucks will be at a minimum and approximately four vehicles a day. Quotes are pending from a sprinkler company to see what type is needed. Ms. Conniff read comments into the record from the Building Official and Fire Marshall. Mailings were submitted to the file.

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

Commissioner Biancur made a motion to close the public hearing on File #SP 25-20, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File # SP 25-20 which meets requirements under special permit regulations, seconded by Commissioner Coscia and passed.

340 Front Avenue: Special Permit and Site Plan Review to build two (2) new industrial buildings to be used as storage and rental units for trades people. In the IPD (Industrial Planned Development), pursuant to sections 25, 39.2, 75 and 85 of the City of West Haven Zoning Regulations. Owner Applicant OLLO LLC File # SP 25-23, SR 25-24, CSP 25-25

Brian Stierbach, engineer, stated the property is about 3.4 acres. The current property is a large outdoor storage yard. There is one existing building. The proposal is for two metal buildings. There is a total of 19 units between the two buildings, 10 in one and 9 in the other. The entrance will remain on Front Avenue. The concrete apron will remain. The rear access will remain. Tractor trailers and fire trucks can access the site. There is a comprehensive storm drainage system and soil erosion plans which were explained. The impervious area will be reduced from 78% to 59%. The landscaping complies with the regulations. Inland wetland has approved this application. Commissioner Biancur stated the dumpster/dumpster's location need to be on the plan showing that they are enclosed. There will be about two dumpsters. Ms. Conniff would like to see more greenery in the front rather than the large parking area which could lead to the parking of trade trucks that are not tenants. Ms. Conniff read into the record comments from the Fire Marshall and Building Official. Mailings were submitted to the file.

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

Attorney Karen Kravitz is representing West Haven Housing Authority, which has property that abuts this property and there is an encroachment issue with regards to the fence. When Inland Wetland gave their approval, there was a condition that the fence needs to be moved. The applicant stated this issue will be taken care of.

Commissioner Sullivan made a motion to close the public hearing on Files #SP 25-23, SR 25-24 and CSP 25-25, seconded by Commissioner Biancur and passed.

Commissioner Biancur made a motion to approve File # SP 25-23, SR 25-24 and CSP 25-25 with the condition that the parking spaces on the property cannot be rented to non-tenants of the building, seconded by Commissioner Rivera and passed.

31 Elm Street: A Special Permit and Site Plan Review to allow retail and outside storage as accessory use. In the WD (Waterfront Design) pursuant to sections 39.2, 36, 75, & 85 of the City of West Haven Zoning regulations. Owner Ed O'Connor / Applicant Gustavo Mesa: File SP # 25-26 & SR 25-27

Applicant stated he operates a business called Junkluggers. He stated instead of filling landfills he sells useable items. This will be for storage of those items. The trailer is for storing

mattresses until a company can pick them. He has intentions of cleaning of the site. Ms. Conniff read into the record comments from the Building Official. Mailings were submitted to the file

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

Commissioner Biancur made a motion to close the public hearing on File #SP 25-26 and SR 25-27, seconded by Commissioner Sullivan and passed.

Commissioner Coscia made a motion to approve File # SP 25-26 and SR 25-27, seconded by Commissioner Biancur and passed.

610 Campbell Avenue: A Special Permit for the Village District Overlay, to build an addition and create a new facade in the Village District in the CBD (Central Business District) pursuant to sections 20, 21, & 85 of the City of West Haven Zoning regulations. Owner / Applicant Marie M. LY: File # SP # 25-28 and VDO

Applicant stated this application is for a new addition in the front of her building for her retail display of hair products. The façade will look like stone from the bottom and clapboard siding on the rest. The second floor is their apartment. Commissioner Suggs read the architectural review into the record stating their approval. Ms. Conniff read into the record comments from the Building Official.

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

Commissioner Biancur made a motion to close the public hearing on File #SP 25-28, seconded by Commissioner Sullivan and passed.

Commissioner Biancur made a motion to approve File # SP 25-28, seconded by Commissioner Rivera and passed.

19 Wagner Place: A Special Permit to allow a spa in the TOD (Transit Oriented District). The applicant treatment will include Stretch Therapy, Skin Care and Compression Therapy, in pursuit of sections 85 of the City of West Haven Zoning regulations. Owner Andrew Mongillo Applicant/ Franson Charles SP #25-29.

Applicant stated this application is for a wellness spa offering the above services. Current customers are sports people as well as regular customers. Ms. Conniff read into the record comments from the Building Official. Mailings were submitted to the file.

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

Commissioner Biancur made a motion to close the public hearing on File #25-29, seconded by Commissioner Sullivan and passed.

Commissioner Coscia made a motion to approve File #SP 25-29, seconded by Commissioner Sullivan and passed.

REGULAR MEETING:

15 Glade Street: The Demolition of an existing building and construct a new office building over the maintenance garage. Combining the buildings into one. The project will include Site Grading, New Parking and relocation of the existing play structures. In pursuant of section 12 Table 12.1 E.G.J.K. & N, Section 37-37.4, Section 60-60.6 .2, 60.18.6, 60.19.8.3., 60.24.2, and 60.25.5 of the City of West Haven Zoning regulations Owner / Applicant West Haven Housing Authority DBA Savin Rock Communities File # SR# 25-30

Attorney Karen Kravitz, representing the West Haven Housing Authority, stated the administrative offices are not ADA accessible. The existing three buildings will be demolished and a new building will be constructed housing Section 8 and maintenance offices. This site was chosen because it is adjacent to the 100 unit residence building that uses these services. Delaney Delaney Pilotte, Alfred Benesch & Co, landscape designed, gave an overview of the proposed site plan, lighting and drainage plans. The property is 2.77 acres. There are six existing structures on the site where three of the administrative offices will be demolished. This proposal will increase accessibility to the site. The Zoning Board of Appeals has approved this plan. Brian Park, architect, gave an overview of the architectural details of the interior of the proposed buildings. The cost is approximately \$3-4 million and will be a public bid and hopefully a Spring 2026 construction. Ms. Conniff read into the record comments from the Fire Marshall and Building Official.

Commissioner Biancur made a motion to approve File #SR 25-30, seconded by Commissioner Coscia and passed

STAFF REPORTS: West Haven Initiative meeting June 25, 2025 at 6:30 p.m. Next meeting July 8th is a presentation on the WH Municipal Plan.

ADJOURNMENT: 7:15 P.M.

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

