

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JULY 14, 2020

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, July 14, 2020 at 7:00 PM. The meeting was held as a remote meeting on the Webex platform.

PRESENT: Commissioners Hendricks, Biancur, Sullivan, Mullins, Milano, Johnson, Suggs, Joe Veccillo, ZEO Conniff, Assistant City Planner Killeen, Commissioner of Planning and Development Messorre and City Council Chairperson Quagliani.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES : Commissioner Biancur made a motion to approve the meeting minutes of March 10, 2020, seconded by Commissioner Suggs and passed.

1. **Public Hearing**

456 Derby Avenue Special Permit, Site Plan Review and Approval of Automotive Location applications to continue the operation of an existing nonconforming used car dealership in the Regional Business District, pursuant to Table 39.2 and Sections 44, 75, and 85 of the West Haven Zoning Regulations. Applicants: Issam T. Mousa and Samer Abdelsalam. Owner: Pasquale Civitella. File # SP 20-007, SR 20-008, and CAL 20-009. (*Continued from March 10, 2020 Meeting*).

Regular Meeting

Deliberation on Public Hearing Item: 456 DERBY AVENUE

File # SP 20-007, SR 20-008, and CAL 20-009

Commissioner Hendricks stated this application was continued since the applicant requested more time to provide additional information regarding the berm, cleanup and the number of parking spaces that were listed on the application, which are more than allowed. Applicant Issam Mousa stated the property was advertised as a 40 parking space property. The application went before the Inland Wetland Commission and was approved for the servicing of cars but not to exchange fluids. He stated he is no longer interested in leasing the property if he cannot use the 40 parking spaces or service his cars.

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 Biancur made a motion to close the public hearing on SP 20-007, SR 20-008 and CAL 20-009, seconded by Commissioner Mullins and passed.

Commissioners discussed the fact that, at the first public hearing, there were concerns raised by residents that there were too many cars on the property. Looking over a history of approvals for this use, it was learned that they had never been approved for more than 26 cars. To allow 40 cars would result in an overcrowding of the property, reduce opportunities for open space, and not allow sufficient buffering to protect adjacent neighbors.

Commissioner Biancur made a motion to deny Files #20-007, SR 20-008 and CAL 20-009 based on applicant made no changes to the number of parking spaces or the landscaping, seconded by Commissioner Mullins and passed 5 – 0 to deny.

2. **Public Hearing**

Proposed Amendment to Zoning Regulations. Proposed amendment to Section 21 to define the application approval process for the Village District, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: West Haven Planning and Zoning Commission. File # ZR 20-011. *(Continued from March 24, 2020 Meeting).*

Regular Meeting

Deliberation on Public Hearing Item: Amendment to Section 21 of Zoning Regulations. File #ZR 20-011

Mr. Killeen gave a review of this application, noting that no public hearing was held due to the number of cancelled meetings due to the COVID-19 pandemic. Referrals were made to the Regional Planning Agency and DEEP and their comments were read into the record.

Commissioner Biancur made a motion to close the public hearing on File #SP 20-011, seconded by Commissioner Mullins and passed.

Commissioner Mullins made a motion to approve File #ZR 20-011, seconded by Commissioner Suggs and passed 5 – 0.

Regular Meeting

1. **Discussion of Village District Regulations**

- a. Identification of Properties/Enforcement – Commissioner Hendricks stated the commissioners should have received a sample field card showing notation of a property that is located in the Village District.. Chairperson Hendricks gave an example such as a homeowner wanting to paint the outside of his property. This is considered a façade

change in the Village District and approval must be obtained. Commissioner Messoré stated staff was given a list of properties within the Village District. Mr. Killeen questioned whether the commission can dictate color of a building. Siding is definitely a change. Commissioner Milano explained color alone could not be a factor but could be considered as changing the character of the neighborhood. ZEO Conniff would like clarification as to whether she can sign off on certain items such as architectural shingles or solar panels.

- b. Notification of Requirements of Village District to Property Owners and the General Public Chairman Hendricks suggests sending notices to the 204 property owners within the Village District outlining the rules. ZEO Conniff suggests a questionnaire to be able to keep track of the 30% change in the façade.

Next meeting will be July 28, 2020. Chairperson Hendricks informed the commission that schools are to be opened and maybe the commission can socially distance in one of the schools for a future meeting. Ron Quagliani reminded the commission at this time no more than 25 people can gather indoors.

Commissioner Suggs asked that an Executive Session be added to the next agenda to discuss personnel.

2. **Adjournment:** 8: 06 p.m.

Commissioner Suggs made a motion to adjourn, seconded by Commissioner Biancur and passed. 5 – 0.