

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
AUGUST 13, 2019

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, August 13, 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, Mullins, Sullivan, Suggs, Milano, Johnson, Planning and Development Commissioner Messore and Assistant City Planner Killeen.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes for the July 23, 2019 Meeting, seconded by Commissioner Suggs and passed. Commissioner Suggs made a motion to approve the meeting minutes of July 30, 2019 Special Meeting, seconded by Commissioner Biancur and passed.

Public Hearing

1. **Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations to establish a new use "Active Adult Community" as a Special Permit use in the R-1 (Single Family) Residential District and to establish standards for approval of this use, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: BLLT LLC. File #ZR-19-031.

Attorney Vincent Amendola, Jr., is representing the applicant. He is asking that this application be continued to the September 24, 2019 meeting. Attorney Amendola submitted a letter granting an extension of time to that evening, and he stated the 65 day timeframe does not start until September 24th. He also submitted copies of ads that were placed in the New Haven Register. Commissioner Hendricks questioned whether this should be advertised again. Mr. Killeen said it did not need to be readvertised as long as the Commission announces the date, time and location of the continued hearing. He stated that the review time is set by the statutes and begins on the day of submission, though applicants may grant extensions of time for hearing applications, which is what is proposed here.

After further discussion, it was decided that this hearing will be continued to the September 24, 2019 hearing of the Planning and Zoning Commission. The meeting will begin at 7:00 PM that night and will be held in the Harriet North Room, West Haven City Hall, 355 Main Street, West Haven.

Regular Meeting

1. **Deliberation on Public Hearing Items**
 - a. **Proposed Amendments to Zoning Regulations.** Proposed amendments re: "Active Adult Community". Applicant: BLLT LLC. File #ZR-19-031.

Continued to September 24, 2019 at 7 p.m. in the Harriet North Room.
2. **2 & 8 Ashburton Place** Application for Site Plan Review approval to construct a 4-story inn with associated site improvements in the Central Business District, pursuant to Sections 20.8

and 75 of the West Haven Zoning Regulations. Applicant/Owner: Bert Qubes, LLC. File # SR 19-030.

A letter was received from Attorney Marjorie Shansky asking for a continuance to September 24, 2019. Applicant is granting the extension of time allowed by statute to conduct the review that night. After some discussion, this application was continued to September 24th at 7 p.m. in the Harriet North Room, City Hall, 355 Main Street, West Haven. Commissioner Hendricks notified Attorney Shansky that the blight issues on this property need to be cleared up before that date. She also informed Attorney Shansky that the Commission will consider acting on a new Village District for the Central Business District on September 19th. The subject property would be included in the Village District overlay.

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

A final version of the proposed Village District Regulations has been completed and a special hearing will be held on September 19, 2019 for a vote. Commissioner Biancur made a motion to approve the Village District as proposed to be presented for hearing on September 19, 2019, seconded by Commissioner Sullivan and passed.

4. **Staff Reports** - None

5. **Other Business** – No meeting on September 10, 2019 since there will be a primary election that evening. The special meeting will be held on September 19, 2019

6. **Adjournment:** 7:15 p.m.

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