



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
Michael Todd Taylor, Commissioner

Joseph Vecellio, Alternate
Sammy Rivera, Alternate
Vacant, Alternate
Brian Miller, Consultant
Catherine Conniff, Asst. City Planner

MEEETING MINUTES OF PLANNING AND ZONING COMMISSION **AUGUST 22, 2023**

The West Haven Planning and Zoning Commission held a Regular and Public Hearings on Tuesday, August 22, 2023, in the in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Suggs, Biancur, Vecellio, Sullivan, Rivera, Taylor (6:12 p.m.), ZEO Hotchkiss, and Assistant City Planner Conniff, Corporation Counsel Cusa, Brian Miller, Consultant. Commissioner Milano was absent.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Suggs made a motion to continue the approval of the minutes of the Regular and Public Meetings of August 8, 2023, seconded by Commissioner Sullivan and passed.

PUBLIC HEARING

445 Main Street: An Application to install siding on a home in the Village District Pursuant to section 21.4 and 85 of the City of West Haven Zoning Regulations. Owner Juan Sanchez/
Applicant Fausto Salinas, File # SP 23-195

Applicant stated this application is to install siding on an existing home that currently has wood shingles. Insulation and siding will be installed over the wood. Ms. Conniff stated the architect has agreed with this application and his comments were read into the record.

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

Commissioner Biancur made a motion to close the public hearing on File #SP 23-195, seconded by Commissioner Suggs and passed.

Deliberation on Public Hearing Item: 455 Main Street, #SP 23-195

Commissioner Biancur made a motion to approve #SP 23-195 in accordance with regulations 21.4.c & 21.5.c, seconded by Commissioner Rivera and passed.

388 Center Street: An Application to install siding on a home in the Village District Pursuant to section 21.4 and 85 of the City of West Haven Zoning Regulations. Owner/ Applicant David Yu Perez; File # SP 23-196

Applicant stated this application is to install vinyl siding on his home. Commissioner Suggs asked about the overhang since this home is in a Village District. Applicant stated they will stay the same and will be painted. Mailings were submitted to the file.

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

Commissioner Sullivan made a motion to close the public hearing on File #SP 23-196, seconded by Commissioner Biancur and passed.

Deliberation on Public Hearing Item: 338 Center Street: File # SP 23-196

Commissioner Biancur made a motion to approve SP 23-196 in accordance with regulations 21.4 & 21.5, seconded by Commissioner Taylor and passed.

93 Campbell Ave: A Special Permit application for approval for a Restaurant Liquor Permit in the CBD (Central Business District pursuant to table 39.2, section 45 and 86 of the West Haven Zoning Regulations. Owner Jaime Caballero / Applicant Curtis Cobb File # SP 23-197

Applicant stated this application is for a liquor permit. There will be no changes to the site. Ms. Conniff read comments from the Fire Marshal, Building Official and WHPD. The Police Department stated they are not in favor of the liquor permit due to a background check that was conducted. Corporation Counsel stated even though the commission approves this application, the applicant would still have to go through the state for approval. Mr. Miller stated the local law enforcement would provide information to the Liquor Commission. Commissioner Suggs asked the applicant if he would like to continue to find out more about the details of the background since this just came to their attention tonight. Applicant requested a continuation to the next meeting to September 12, 2023.

Deliberation on Public Hearing Item: 97 Campbell Ave. # SP 23-197

Continued

REGULAR MEETING

5 Kimberly Avenue (AKA 9 Kimberly Ave): An Application to renovate an existing legal non-conforming use, transfer a Dealer License and obtain a Rental License. In the WD (Waterfront Design) district, Pursuant to section 84.8.1, 81.8, 75, 85 and 92 of the City of West Haven Zoning Regulations. Owner Tow Rentals, LLC / Applicant Jay Harland Corporation File, SR-23-193 and CSP 23-194

Attorney Vincent Falcigno, West Haven, is representing the applicant tonight. The property and building will remain intact. The business will require three employees on site. Hours will be 8 a.m. to 6 p.m. and 8 a.m. to 1 p.m. on Saturday. There is adequate parking on site. Dumpster is located to the rear of the existing building. Parking lot will be crushed stone. The plan does show a retaining wall for the purpose of erosion control per City Engineer's recommendation. Exhibits were distributed containing a site plan, drone photos of the site and a computer-generated rendition of the new facility. Commissioner Suggs confirmed that the towing will be eliminated. Aaron Black, general manager, explained what limited repair consists of. For example, changing tires and adding windshield washer. Oil changes will not be done. Ms. Conniff read comments from the Fire Marshal and Building Official.

Deliberation on Public Hearing Item: 5 Kimberly Avenue (AKA 9 Kimberly Ave) File, SR-23-193 and CSP 23-194

Commissioner Vecellio made a motion to approve SR 23-193 and CSP 23-194, seconded by Commissioner Biancur and passed.

Staff Reports: No new applications have come in. Just two continued applications

Other Business: Discussion on the Rooftop Dining vs Outdoor dining. Revisit our Complete Street Policy - Commissioner Biancur reviewed the draft items: #4 removed; #5 removed; #6 removed; #7 keep and possibly rework; #8 keep swimming pool but occupancy load can be removed; #9 keep and remove maximum occupancy; #10 permanent fixtures so it doesn't get counted as a story. Commissioner Biancur said this would be city wide and be meant for passive and active for residential and retail and how these relate to each area of the city. Commissioners and Consultant Miller discussed definitions and what should be included and what should be considered permanent on a roof and what part should be allowed in the percentage.

Adjournment: 6:54 p.m.

Commissioner Suggs made a motion to adjourn, seconded by Commissioner Taylor and passed.