

MEETING MINUTES FOR PLANNING AND ZONING COMMISSION
OCTOBER 22, 2019

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, October 22, 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, Sullivan, Suggs, Vecellio, ZEO Conniff, Assistant City Planner Killeen, City Councilperson liaison Quagliani, Planning and Development Commissioner Messore, and Corporation Counsel Tiernan. Absent were Commissioners Mullins, Milano and Johnson.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:– Commissioner Sullivan made a motion to approve the meeting minutes of October 8, 2019 Regular Hearing, 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. (*Continued from August 13, 2019, September 24, 2019, and October 8, 2019 Hearings.*)

Commissioner Hendricks outlined the timeline for this application which has been continued several times to this meeting tonight. She explained some confusion regarding when the continuation of an application is received and when it can be handled administratively or having to be called on. Attorney Amendola, West Haven, CT, is representing the applicant tonight. He submitted a copy of the zoning map, growth management principle #2 of the State Plan of Conservation and Development, and information from the City’s Plan of Conservation and Development to the file. The purpose of the text amendment is to allow a use for a residential community for age 55 and over. This use is consistent with the Plan of Conservation and Development and would be uniformly applied to the R-1 zone. Commissioners discussed why this text amendment is targeting just R-1 zones. The R-1 zone has been suggested because it is more rural than the other zones. Commissioners discussed why having this active adult community would be more appealing to active adults than moving to a smaller home. The trend in West Haven is the growth of its aging population. The suggested maximum lot coverage under the regulation is 50% with a deed restriction to owners that are 55 years or older. This regulation would allow a density of 7 units per acre.

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

Lynn Fiorillo, 119 Cooper Rd., West Haven, Ct., supports this application.

Commissioner Biancur made a motion to close the public hearing on File #ZR 19-031, seconded by Commissioner Suggs and passed.

2. **324 Campbell Avenue.** Special Permit application to operate a nail salon in the Central Business District, pursuant to Table 39.2 and Section 85 of the West Haven Zoning Regulations. Applicant: Suheys Molina. Owner: Woodmere Properties, LLC. File # SP 19-042.

Applicant presented this application to operate a nail salon with her mother. She described the ventilation operation which was requested by the Building Official.

Three calls were made to speak in favor and three calls were made to speak in opposition. There was no one present to speak for or against this application.

Commissioner Sullivan made a motion to close the public hearing on File #SP 19-042, seconded by Commissioner Biancur and passed.

3. **410 Campbell Avenue.** Special Permit and Site Plan Review applications to operate Medical Offices (outpatient) in the Central Business District, pursuant to Table 39.2 and Section 85 of the West Haven Zoning Regulations. Applicant: Cornell Scott-Hill Health Corporation. Owner: Plimpton, LLC. File # SP 19-043 and SR 19-044.

Michael Taylor, Executive Director, stated they have outgrown their present site. This application is to relocate and expand the community health center. This site will serve primary health services such as internal medicine, pediatrics and geriatrics and dental. There are approximately 5500 West Haven residents that are served by this center. Sean Galligan stated ZBA has approved this application for a variance of the parking regulations with the condition that this is approved by P & Z. An updated site plan was distributed to the commission. Construction will begin next year and be completed by the end of the year.

Three calls were made to speak in favor and three calls were made to speak in opposition. There was no one present to speak for or against this application.

Commissioner Biancur made a motion to close the public hearing on File #SP 19-43 and SR 19-044, seconded by Commissioner Sullivan and passed.

631 Campbell Avenue. Special Permit application for a Café Liquor Permit in the Central Business District, pursuant to Table 39.2 and Sections 45 and 85 of the West Haven Zoning Regulations. Applicant: Michael Howell. Owner: Harry Enterprises, LLC. File # SP 19-045.

Attorney Vincent Falcone, West Haven, CT, stated this application is to reopen a café that was damaged. The use is a legal, non-conforming use which does not meet the distance separation requirements for liquor permits in West Haven, but the property has been a bar for decades. No changes in use or in scope. Necessary repairs will be made to reopen.

Three calls were made to speak in favor and three calls were made to speak in opposition. There was no one present to speak for or against this application.

Commissioner Suggs made a motion to close the public hearing on File #SP 19-045, seconded by Commissioner Sullivan and passed.

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.

Commissioner Biancur made a motion to deny without prejudice File #ZR 19-031, giving the restrictive nature of the application, seconded by Commissioner Suggs. Commissioner Biancur stated this commission needs to study and research this text amendment and what would work citywide. The application submitted which is restricted to the R-1 zone is also lacking amenities, coverage and lot size restrictions. Other zones could be added but the setbacks and standards would probably need to change for each zone. File #ZR 19-031 denied without prejudice 5 – 0.

- b. 324 Campbell Avenue.** Special Permit application to operate a nail salon in the Central Business District. Applicant: Suheys Molina. Owner: Woodmere Properties, LLC. File # SP 19-042.

Commissioner Sullivan made a motion to approve File #SP 19-04 with the following conditions: 1) The floor plan is approved as shown in this application. Any changes to the floor plan must be reviewed with the staff of the Planning and Development Office. 2) Prior to issuance of a Building Permit, applicant must provide information required by the Building Official and the Fire Marshal. 3) Refuse will be contained fully within an enclosed dumpster or acceptable trash receptacle, seconded by Commissioner Biancur and passed.

- c. 410 Campbell Avenue.** Special Permit and Site Plan Review applications to operate Medical Offices (outpatient) in the Central Business District. Applicant: Cornell Scott-Hill Health Corporation. Owner: Plimpton, LLC. File # SP 19-043 and SR 19-044.

Commissioner Biancur made a motion to approve File #SP 19-043 and SR 19-044 with the following conditions: 1) Applicant must develop a landscaping plan for this site in consultation with Planning and Development staff. 2) Applicant must provide one set of plans at full scale for the Planning and Zoning file, seconded by Commissioner Sullivan and passed.

- d. 631 Campbell Avenue.** Special Permit application for a Café Liquor Permit in the Central Business District. Applicant: Michael Howell. Owner: Harry Enterprises, LLC. File # SP 19-045.

Commissioner Suggs made a motion to approve File #SP 19-045, seconded by Commissioner Biancur and passed.

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. (*Continued from August 13, 2019 and September 24, 2019 meeting.*)

John Waggenblatt, Cromwell, CT, is representing the applicant/owner. A letter was sent to the commission from Marjorie Shansky. The site is located in the CBD zone and is about 2.7 acres. A previous application for a different use was denied last year. There is an existing structure on 2 Ashburton, which will be demolished and 8 Ashburton was a parking lot which is overgrown. The proposal is a 3800 sq. ft. three story, 24 room inn for transient guests consisting of one bed and a bathroom. Signage will be located on the building and lighting will be on the west side. Access to the building will be by card access. There will be one staff member. Commission members were concerned about coverage/access to building when staff member in not at desk. They would like to market to UNH parents or VA family.

Commission would like to see a more decorative façade for the building that would match the neighborhood. A demolition permit, if approved, would be applied for within 30 days.

Patricia Donnelly, 392 Elm St., just questioned about snowplowing on Ward Place.

Commissioner Biancur made a motion to approve File #SR 19-030 with the following conditions:

1. Staffing and security plan be presented to staff
2. Revised Landscaping to be submitted and approved by staff.
3. Performance bond to be posted for the installation of sediment and erosion controls, to provide a minimum two-year guarantee for new landscaping, and to assure completion of an As-Built Survey.
4. Minor architectural updates approved by staff.

Seconded by Commissioner Suggs and passed

3. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)** – meeting to be held on November 13th at 6 p.m. Mr. Killeen will discuss Allingtown that night.
4. **Staff Reports** - None
5. **Other Business** – The Haven - Demolition contractor was approved yesterday. Next meeting will be held on Wednesday, November 13 due to Veterans Day holiday.
6. **Adjournment:** 9:15 p.m
Commissioner Biancur made a motion to adjourn, seconded by Commissioner Suggs and passed.