

CITY OF WEST HAVEN, CT
PLANNING AND ZONING COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
Tuesday, January 10, 2023

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday, January 10, 2023, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, Connecticut at 6:00 p.m.

Call to Order: 6:00

Vice-Chairman Biancur stated that per Roberts Rules the Commission would formally accept Chairwoman Hendricks resignation at this meeting then later plan a time to vote on the new Chair-Person. He went on to thank Chairwoman Hendricks and spoke of her many accolades while with this Commission.

Roll Call:

John Biancur, Vice-Chairman	Present
Christopher Suggs, Secretary	Present
Steven R. Mullins, Commissioner	Present
Gene F. Sullivan, Commissioner	Present
Michael Todd Taylor, Alternate	Present
Gregory Milano, Alternate	Present
Joseph Vecellio, Alternate	Present
Catherine Conniff, Assistant City Planner	Present
Steven Hotchkiss, Zoning Enforcement Officer	Absent
Ronald Quagliani, Liason for Council	Absent
Brian Miller, Planning Consultant	Present
Karen Kravetz Associate Corp. Counsel, Sussman, Duffy & Segaloff	Present

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TOWN AND CITY CLERK
OF WEST HAVEN
2023 JAN 18 PM 2:20
Colleen C. Harvey
TOWN AND CITY CLERK

Pledge of Allegiance

Approval of Minutes

Chairman Sullivan made a motion to approve the minutes from the Regular Meeting and Public Hearing of November 22, 2022 and Commissioner Suggs seconded it.

Public Hearing:

Proposed Amendments to West Haven Zoning Regulations. Proposal amendments establish new Parking Standards for university research/mixed use facilities in the Planned Research and Development (PRD) Zoning District. The district would base its primary number of parking spaces on the number of persons assigned to the facility, rather than gross floor area, in order to reflect actual parking demands pursuant to Section 60 and table 62.1 of the West Haven Zoning Regulations

Applicant: Yale University

File # ZR-22-141

Vice-Chairman Biancur assigned Commissioner Vecellio to vote on the first thing on the Agenda which is an Amendment; Commissioner Milano to vote on the second thing on the Agenda, also an Amendment; and Commissioner Taylor to vote on the third item, an Application.

Joseph Hammer of MacDermid, Reynolds & Glissman PC, representing Yale spoke about this amendment will better align the parking spaces needed for West Campus. Also it avoids the unnecessary parking spaces which decreases impervious surfaces.

Meghan Dahlmeyer, Director of Finance & Administration at Yale West Campus accompanied Joseph Hammer.

Assistant City Planner, Catherine Conniff reports that West Haven's Engineer, Abdul Quadir and Police Chief Amato have no comment and SCROG agrees with Mr. Hammer. Commissioner Sullivan asks about their plan to reduce parking and how long before the spaces are removed. Parking spaces will be reduced to 750 and they will not omit spaces in the near future. Commissioner Taylor what else is in the PRD. Yale is the only. Vice-Chairman Biancur calls for the public to speak three times. No response. Joseph Hammer adds that if the Amendment is approved he is suggesting an effective date of January 31, 2023 and then he thanks the Commission.

Commissioner Mullins makes a motion to close the Public Hearing and Commissioner Vecellio seconded it. Commissioner Mullins makes a motion to approve and Commissioner Vecellio and Commissioner Sullivan seconded it. The Amendment unanimously passes.

Proposed Amendment to Zoning Regulations: Where allowed, parking spaces shall be located on the same Zoning lot as the use to which they are accessory in R-1 and R-2 zoning districts. In all other zoning districts, off street parking spaces may be located on a separate zoning lot whose entrance is within 300 feet changed to 600 feet walking distance of the principal entrance of the structure that the parking serves, provided that (1) parking for the principal use is permitted in the zoning district in which the accessory off-street parking lot is located and (2) there is a safe pedestrian walkway between the off-lot parking area and the principal use. Pursuant to Section 60.5.1 of the West Have Zoning Regulations

Applicant: City of West Haven

File #ZR 22-141

Assistant City Planner, Catherine Conniff requests that the public hearing on this is continued because SCROG would like to review it more thoroughly. She said our Police Department and our City Engineer, Abdul Quadir have no comment. Commissioner Michael Todd Taylor asks for clarification on who SCROG is for those who don't know. They are the South Central Regional Government. Vice-Chairman Biancur calls for the public to speak three times. No Response. The Public Hearing for this will be continued to the January 24, 2023 meeting.

255 Meloy Road: An Application for Special Permit, Site Plan and Coastal Site Plan Review to construct Ground-Mounted Solar Energy Facility. The Meloy Road facility will be a 1010.8 kW DC (750 kW AC) renewable clean power.

Owner: City of West Haven

Applicant: Solar One, LLC

File # SP 22-142 and SR, CSP #22-143

James Cerkanowicz PE, Manager of permitting, spoke on this Application for ground mounted solar arrays to be mounted to the rear of Meloy School. Brad Parsons accompanied him. Chain link fence will surround the solar panels. They have installed solar panels like this elsewhere in West Haven.

Commissioner Milano recuses himself. Commissioner Vecellio states that our Board of Education will be constructing two temporary buildings to be used as classrooms and he is concerned for the safety of the students and the children in the neighboring homes and apartment buildings. James Cerkanowicz said that safety of the children comes first and they are prepared to approach this with that in mind. They did not know that the Board of Education was putting these temporary

classrooms in. Commissioner Vecellio reminds that there is only one way in and out of this site. Commissioner Suggs reminds that the project time frame will be Spring of 2023 to Fall of 2023 and school won't be in session for some of those months. Vice-Chairman Biancur asks if there is a chance the project will end sooner. Yes, there is a chance said James Cerkanowicz. He added that the beginning of the project is busier than the end. Commissioner Sullivan asks how long they've leased the land from the City. Twenty years and the fee they will be paying the city is approximately \$20,000. – \$25,000. yearly. Commissioner Sullivan asks about the credit system for the power being generated. They did not know exactly what the city would receive in credits. Commissioner Biancur advises that this is looked into internally. Commissioner Vecellio asks if they can put a higher fence around the facility and Vice Chairman Biancur asks about other security measures that are planned. They said the other sites have the same fences and they are safe, also there is no additional security planned. Commissioner Mullins mentions the recent vandalism on the Electrical Grid. He asks if this system goes down, will power be interrupted. They responded that the grid power will be there even if the arrays get damaged. If this happens, they would repair it promptly. Commissioner Sullivan asks if the grass will be removed and who will maintain the site. They will maintain it. Assistant City Planner, Catherine Conniff said there were no comments from the other departments. She reads this memo from Brian Miller, Planning Consultant, into the record:

1. The subject property is zoned PF, Public Facility.
2. No regarding is planned to occur and they are responsible to maintain ground cover.
3. This site plan does not address the reconstruction of the school.
4. The proposal should be consistent with the requirements of Section 38.4 The northern side of the property has the least buffer, but it abuts the parking lot of the church.

Vice-Chairman Biancur calls for the public to speak three times. No response. Commissioner Mullins motions to close the public hearing and Commissioner Sullivan seconded it. Commissioner Taylor makes a motion to approve the application and Commissioner Mullins seconded it. Vice-Chairman Biancur mentions section 38.4 and said there is no regrading or reconstruction. The application was approved unanimously.

Staff Reports

Brian Miller, Planning Consultant spoke about the zoning changes and the POCD. Vice-Chairman Biancur said it is usually a small group of volunteers. They will review and re-boot. Feedback was requested for the Pedestrian Bike Path plan.

Assistant City Planner, Catherine Conniff clarified that the vote for the replacement of the former Chairwoman was added to Agenda because the by-laws said it must be done in January and she checked with Corporation Counsel to verify and it was confirmed.

Vice-Chairman Biancur asks where it stands with the Brewery and Associate Corporation Counsel, Karen Kravetz said at this time there is nothing on the docket yet.

Adjournment: 7:15

Vice-Chairman Biancur makes a motion to Adjourn and Commissioner Sullivan seconded it