

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JANUARY 12, 2021
REMOTE MEETING VIA WEBEX

The West Haven Planning & Zoning Commission held a Regular Meeting on Tuesday, January 12, 2021 at 6:00 PM.

PRESENT: Commissioners Hendricks, Biancur, Sullivan, Suggs, Mullins, Vecellilo, Milano, Assistant City Planner Conniff and Corporation Counsel Kravitz.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Suggs made a motion to approve the meeting minutes of November 23, 2020, seconded by Commissioner Sullivan and passed.

Regular Meeting

535 Sawmill Road Application for approval of a Site Plan Review to allow the expansion of an existing grocery store consisting of a 1,800 sf addition plus a minor change in the parking lot configuration in the CD Commercial Design district pursuant to Section 75 of the West Haven Zoning Regulations. Owner Applicant: ALDI Inc.; File# SR 20-39

Jessica Bates, engineer, and Bruno Lourenco, are presenting the application tonight. This is 1.9 acres and is located in a commercial district. There are 84 parking spaces with a shared driveway with the church and Firestone. The proposal is for an 1800 sq. ft. expansion. All zoning will be met except for the sideyard. Zoning Board of Appeals has approved this application. There will be no net loss of parking. Expansion will also have new signage, same size as exists today. The same architecture on the existing building will be the same on the proposed building. Interior will be remodeled for mechanics and LED fixtures. The expansion will be able to offer additional food offerings such as produce and meat. Fencing will be installed for the construction area. There were no comments from the Police Department. Construction will begin in May and store will be closed approximately one month from August to September. There are 29 stores in CT.

Deliberation on 535 Sawmill Road: ALDI Inc; File #SR 20-39

Commissioner Biancur made a motion to approve File #SR 20-39, seconded by Commissioner Suggs and passed 5 – 0.

2 Orange Avenue A Site Plan Review to add automated payment gates to an existing approval to an existing car wash facility, in the Regional Business District, pursuant to Sections 75 of the West Haven Zoning Regulations. Applicant//Owner: Splash Management Group, LLC; File # SR 20-48

Jason Frank, applicant, and Frank Rossi, location manager, stated this application is for adding pay stations for customers to pay at the machines rather than have an employee interact with the customer. The traffic circulation and/or pattern will not be changed. Mr. Frank will contact the Building Official to address his comments.

Deliberation on 2 Orange Avenue Splash Management Group, LLC; File # SR 20-48
Commissioner Suggs made a motion to approve File #SR 20-48, seconded by Commissioner Mullins and passed 5 – 0.

Discussion for release of bond: 5 Industry Drive Ext. – Ms. Conniff visited the site and all the plantings were done and everything was completed. She recommends release of the bond. Commissioner Mullins made a motion to release the bond for 5 Industry Drive Ext., seconded by Commissioner Biancur and passed 5 – 0.

Other Business – Attorney Lee Tiernan suggested an executive session for the next meeting to discuss several items.

Cumberland Farms will be coming back regarding the back gate, move the building and redesigned the parking. Court case is still pending. There is a trial scheduled for January 21, 2021.

AJOURNMENT: 6:50 p.m

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