

MEETING MINUTES FROM PLANNING AND ZONING COMMISSION
FEBRUARY 23, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, February 23, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Vecelillo made a motion to approve the Regular and Public Meeting Minutes of January 26, 2021, seconded by Commissioner Mullins and passed.

Continued:

Public Hearing

168 Peabody Street: An application for a 3 lot single family subdivision, replacing a commercial-industrial warehouse which was destroyed by fire. In the R2 district (Single Family Detached Residence) under the subdivision regulations of the City of West Haven. Owner/Applicant: Barry Rosner & Robert A. Rosner; File # SD 20-47

Attorney Vincent Falcone, West Haven, is representing the owners tonight. This was on the January 26th agenda with the condition of submitting the appropriate records, which has been done.

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

Commissioner Suggs made a motion to close the public hearing on File #SD 20-47, seconded by Commissioner Sullivan and passed.

Regular Meeting

Deliberation on Public Hearing Item: 168 Peabody Street File # SD 20-47

Commissioner Suggs made a motion to approve File #SD 20-47, seconded by Commissioner Sullivan and passed 4 – 1 (Suggs abstained)

Public Hearing

325 Campbell Ave: A Special Permit to fill a basement with 2,700 Cubic Yards of fill, in the Central Business District. Applicant/Owner Intrepid Holdings, LLC C/O Brian Mantilia: File # SP 21-51, SR 21-52 and RFG 21-53

Raymond Paier, engineer, Westcott & Mapes, is the project engineer for this project. The original mailing were submitted to the file. The basement filling requires 2700 cu yards which is over the regulation. The last phase will be to fill in the basement and level it and protect with erosion and control measures. The site plan shows the details of the project. The site is secured with a construction fence. The erosion and control plan shows the silt fence and hay bales. There is a parking lease on the rear of the property with the VA. The surface will be crushed stone.

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

Commissioner Suggs made a motion to close the public hearing on Files #SP 21-51, SR 21-52 and RFG 21-53., seconded by Commissioner Mullins and passed.

Regular Meeting

Deliberation on Public Hearing Item: 325 Campbell Ave File # SP 21-51, SR 21-52 and RFG 21-53

Commissioner Mullins made a motion to approve Files #SP 21-51, SR 21-52 and RFG 21-53, seconded by Commissioner Suggs and passed.

Public Hearing

958 Orange Avenue (a/k/a Boston Post Road) (Assessor's Map 052 / Block 255) and 978 Orange Avenue (a/k/a Boston Post Road) (Assessor's Map 052 / Block 256), West Haven, CT Applications of Cumberland Farms, Inc. for approval of Site Plan, Special Permit, Special Permit for Certificate of Automotive Location for the sale of gasoline, Special Permit for Resource Removal, Filling or Grading, and Erosion and Sediment Control Plan in connection with the construction of a proposed convenience store and gas fueling operation in a Regional Business (RB) District, pursuant to Sections 44, 73, 74, 75 and 85 of the West Haven Zoning Regulations. Owner: DP64, LLC. Applicant: Cumberland Farms, Inc. File # SP 21-01, SR 21-02 and RFG 21-03

Attorney Joe Williams, Shipman & Goodwin, is representing Cumberland Farms. This application is to modify the approval that was given last October. The main issue is with the Everett St. driveway, which a gate was required as part of the approval. Cumberland Farms feels it is too difficult operationally and would like to close the driveway permanently and landscape the area. Mark Grocki, civil engineer, will explain some minor revisions such as trash and parking. Use, gas operation and building will remain the same. This application complies with all the regulations. Attorney Williams feels that these are favorable changes for the neighborhood. Mr. Grocki stated there are a number of curb cuts that will be eliminated including Everett St., the building will be shifted left and dumpsters relocated to the left side and parking has increased to 33 spots from 27. The screening berm will be maintained but will be pushed back a little and rain garden has been relocated to the front and on the left side of the site.

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

Sammy Rivera, West Haven, his prior issues were with the placement of a tree by his sign and water runoff and he is agreeable with the revisions.

Attorney Williams feels that this plan is a much better

Commissioner Mullins made a motion to close the public hearing on Files #, seconded by Commissioner Biancur and passed.

Regular Meeting

Deliberation on Items: 958 Orange Avenue (a/k/a Boston Post Road) (Assessor's Map 052 / Block 255) and 978 Orange Avenue (a/k/a Boston Post Road) (Assessor's Map 052 / Block 256), West Haven, CT File # SP 21-01, SR 21-02 and RFG 21-03

Commissioner Biancur made a motion to approve Files #SP 21-01, SR 21-02 and RFG 21-03, seconded by Commissioner Suggs and passed.

Public Hearing

490 Sawmill Road – Special Permit and Site Plan Review applications to install a Fuel Cell Generator and Data Server at the Best Western Hotel. Owner: Eshagh Malekan Applicant: ClearCell Power, Inc. File # SP 21-05, SR 21-06

Josh Abrahams, is representing ClearCell Power. The location for this generator will be closer to I-95. The footprint will be minimized. The size will be about 25' x 8' which will be enclosed with a slat fence. The noise is very minimal. It will be less than 60 decibels. There will be six parking spaces removed from the plan. ZBA approved the variance for the revised parking. This is clean power in conjunction with UI. Commissioner Milano informed the commission that he is an employee of UI but he is not a voting member tonight on this application and he is not involved in this project at all.

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

Commissioner Mullins made a motion to close the public hearing on File #SP 21-05 and #SR 21-06, seconded by Commissioner Suggs and passed.

Regular Meeting

Deliberation on Items: 490 Sawmill Road. File # SP 21-05, SR 21-06

Commissioner Suggs made a motion to approve Files #SP 21-05 and SR 21-06, seconded by Commissioner Biancur and passed.

Staff Reports: Ms. Conniff stated she is expecting another application on First St. and will mail them to the commissioners.

Other Business: Ms. Conniff asked whether the Fuelcell could have been as of right but she wants to be able to control the esthetics of these cells.

Next meeting, March 9, is cancelled due to no applications.

Adjournment: 6:56 p.m.

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