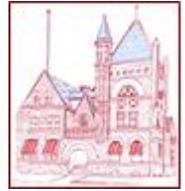




CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

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Kathleen Hendricks, Chairman
John Biancur, Vice-Chairman
Christopher Suggs, Secretary
Steven R. Mullins, Commissioner
Gene F. Sullivan, Commissioner

Michael Todd Taylor, Alternate
Gregory Milano, Alternate
Joseph Vecellio, Alternate
Christopher Soto, Director
Catherine Conniff, Asst. City Planner

MEETING MINUTES OF PLANNING AND ZONING COMMISSION **FEBRUARY 23, 2022**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearings on Wednesday, February 23rd, 2022, in the Harriet North Room, 2nd Floor, City Hall, and 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Mullins, Sullivan, Milano Vecellio, Planning Director Soto, ZEO Hotchkiss, City Council Liaison Quagliani and Corporation Counsel Kravetz. Absent was Commissioner Suggs.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the Regular and Public Meeting minutes of February 8, 2022, seconded by Commissioner Mullins and passed.

Public Hearings:

- 1. Proposed Amendment to Zoning Regulations:** An application to amend the City of West Haven Zoning Regulation, Table 39.2 and 36.1. The amendment proposes changes to the allowed uses in the SRR zone, and to allow a maximum of 11 dwelling units in the SRR zone. Applicant: Kevin J. Curseaden / Owner: Delaurentis Management Corp. File #ZR 22-101.

Applicant Curseaden stated all notices have been done and filed in the City Clerk's office. Larger signs have been posted on the property as well and mailings have been sent to abutters. There were no comments received from DEEP. This application complies with the Plan of Conservation and Development and Conservation Plan. This property is about 6 acres. This request is to allow residential above second floor, walk-in medical and other uses that are highlighted in the table. Commissioner Hendricks discussed the as of right rather than a special permit use. The commission also does not take into consideration a specific site when changing regulations. Commissioner Biancur questioned why 8 units, which is allowed presently, to 11 units because its more than 25%. Mr. Soto stated this application is looking for an increase in the commercial uses within the SRR zone. There is no change to the lot area per residential unit. There will need to be 5500 sq. ft. of lot area. Density is not changing just maximum allowable units. Additionally, the line "second hand used and pre-owned goods, such as

consignment shop” will be stricken from this application and will not be considered in the final language. Mr. Cruseaden stated this is a limited area in the shoreline area. West Walk over to east of Morris Ave.

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

Betsy Minor, 24 Ward Place, wanted clarification of the zoning regulation change.

Kathy Herbert, 166 Broome St., has no objection to the apartments.

Mr. Soto stated the commission needs to look at the Plan of Conservation and Development and see if this zoning change fits. This change is proposing an increase in the number of units that are allowed but not an increase in density. On page 79 there is language about residential above ground floors. In the Plan of Conservation and Development, there is mixed use in this area and the preference is to maintain a retail on the ground floor and residential on the top. The SCR and SRR already are directly adjacent to each other and practically mirror each other. There are no comments from the Fire Department or Police Department. Commissioner Hendricks is not in favor of having this change as a special permit seeing a multiple family unit is as of right.

Commissioner Mullins made a motion to continue the public hearing on File #ZR 22-101, seconded by Commissioner Biancur and passed.

Deliberation on Public Hearing Item: File #ZM 22-101

Commissioner Biancur made a motion to approve File #ZR 22-101 with the following conditions: dwellings above ground floor only in the SRR zone with special permit; language regarding second hand used goods such as consignments shops, pawn shops, etc will be stricken; walk-in medical clinic allowable by special permit and maximum number of buildable units will be ten, seconded by Commissioner Mullins.

Discussion: Commissioner Biancur stated the reason for ten units is that 25% is egregious. Commissioner Hendricks stated the SRR zone has two or three or multiple family units as of right. These are above the first floor as of right even though retail is not on the first floor. Mr. Soto stated “dwellings above the ground floor” are not defined. The purpose is to look at whether the use is going to be detrimental to the area with regards to the special permit requirements such as traffic, etc. He suggested just letting the density decide the number of units since the density is not changing.

Roll Call:

Sullivan – No

Mullins – No

Taylor – No

Biancur – Yes

Hendricks – No

Motion denied 4 - 1

Commissioner Taylor made a motion to approve File #ZR 22-101 amendment to zoning regulation to allow a maximum of 11 units in SRR zone, seconded by Commissioner Mullins.

Roll Call

Sullivan – yes

Mullins – yes

Biancur – yes

Taylor – yes

Hendricks – yes

Motion passe 4 – 1. Goes into effect 15 days after publication.

- 2. Proposed Amendments to Zoning Map:** Savin Rock Partners, LLC is proposing to amend the Zoning Map to change the SCR Zone over the parcel know as 200 Captain Thomas Blvd (MBL: 021-0185-0-0000) to a SRR Zone as depicted on a map titled “Proposed Zone Change Map 200 a/k/a 200-270 Captain Thomas Boulevard” by Codespoti & Associates P.C. File ZM #22-104

Kevin Curseaden stated this application is to change the zoning map to indicate SCR zone over the parcel known as 200 Captain Thomas Blvd. Proper notices were filed with the City Clerk 10 days before the hearing and notices were sent. This property is currently SCR zone and immediately adjacent to the SRR zone. There is not much difference in the uses between the two properties except in the SCR zone residential is not allowed. This is a very limited area and just for this parcel. Mr. Curseaden would like to make the earlier record part of this application. This intent of this application is to comply with the Plan of Conservation and Development.

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 #ZM 22-104, seconded by Commissioner Mullins and passed.

Deliberation on Item: File #ZM 22-104

Commissioner Mullins made a motion to approve File #ZM 22-104, seconded by Commissioner and passed.

- 3. 2 & 8 Ashburton Place:** Application for a Special Permit and Village District Review to construct 2 Three-Family, homes per lot (4 total Three-Family homes). Applicant / Owner: Bert Qubes, LLC. File #SP 22-106 & SR 22-107

Continued to March 22, 2022

Deliberation on Item: File #SP 22-106 & SR 22-107

- 4. Proposed Amendment to Zoning Regulations:** An application to amend the City of West Haven Zoning Regulation, Section 49.1: Marijuana Facilities and Table 39.2. The proposed

amendment would include Cannabis establishments as allowed per Public Act 21-1. File #ZR 22-110

Continued to March 22, 2022

Deliberation on Public Hearing Item: File #ZR 22-110

Staff Reports – Mr. Soto stated the commissioners received a large packet that is going to be for the meeting of March 22 including cannabis regulations and Ashburton Place. There was an application submitted for Certification in Economic Development Best Practices with the hopes of receiving a bronze designation. A workshop on the Affordable Housing Plan is being held tomorrow night with SCROG with their guidance and to have an open discussion. All cities have the same deadline.

Other Business – Application for signs at the high school is on hold because it must go to the wetland's agency first. Mr. Soto stated he is looking at what applications can be done administratively.

Adjournment: 7:17 p.m.

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