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CITY OF WEST HAVEN, CT

PLANNING AND ZONING COMMISSION

MINUTES OF THE REGULAR MEETING HELD ON

Tuesday, February 28, 2023

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearing on Tuesday, February 28, 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

Acting Chairman Biancur welcomed and congratulated Commissioner Michael Todd Taylor in person and he welcomed Alternate Commissioner Sammy River to the Board.

Roll Call:

John Biancur, Acting Chairman	Present
Christopher Suggs, Secretary	Present
Gene F. Sullivan, Commissioner	Present
Michael Todd Taylor, Commissioner	Present
Gregory Milano, Commissioner	Present (arrived 6:02)
Joseph Vecellio, Alternate	Present
Sammy Rivera, Alternate	Present (arrived 6:05)
Catherine Conniff, Assistant City Planner	Present
Steven Hotchkiss, Zoning Enforcement Officer	Absent
Brian Miller, Planning Consultant	Present
Karen Kravetz Associate Corp. Counsel, Sussman, Duffy & Segaloff	Present

Pledge of Allegiance

Approval of Minutes

Chairman Sullivan made a motion to approve the minutes from the Regular Meeting and Public Hearing of January 24, 2023 and Commissioner Milano seconded it.

Public Hearing:

338 Elm Street: Application for Special Permit to allow parking in the front yard

Owner/Applicant: Gina Modena File SP #23-149

Gina Modena and Joseph Dollinger, owners of 338 Elm Street, extended their driveway, in the front of their home, and made it approximately fifteen feet wider. Their landscaper suggested it and they were unaware they needed a permit. Their tenant is an amputee and they care for a family member that is disabled and Gina, herself, is disabled. The front yard was always muddy and wet so they thought it was a good resolve to have millings there instead of mud. The Commissioners asked the owners if neighboring homes are parking on their front lawns, no, they are not. What material was used, gravel. Acting Chairman Biancur calls for the public to speak.

Anthony Cofrancesco, 358 Elm Street, not opposed

Acting Chairman Biancur suggests that the public hearing be continued until the next meeting so they can consider the disabilities involved. He tells the homeowners to return to the March 14, 2023 meeting. Commissioner Taylor makes a motion to continue the hearing pending an opinion letter from an Attorney on this application. Secretary Suggs seconded.

Staff Reports

On the next Agenda there will be an application for Yale to expand one of their warehouses and the Washington Elementary School project will be on the Agenda.

Other Business

Planning Consultant, Brian Miller spoke about several points related to amending the zoning regulations to implement the Plan of Conservation Development.

Acting Chairman, Biancur nominates Secretary Chris Suggs to be the Commission's new Chairman and Commissioner Sullivan seconded. There were no other nominations. Acting Chairman, Biancur makes a motion to close the nominations for Chairman and Commissioner Sullivan seconded. Voted unanimously in favor. Acting Chairman Biancur states we now need a Secretary for the Commission.

Adjourned: 7:45