

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
APRIL 27, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, April 27, 2021 at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the meeting minutes of the Regular and Public Meeting of April 13, 2021, seconded by Commissioner Mullins and passed 4 – 1 (Suggs abstained)

Public Hearing

446 Ocean Avenue: Application for Special Permit to permit parking in the front yard. In the R2 (Single Family Detached Residence) district. Pursuant of section 60.7 and 85 of the City of West Haven Zoning Regulations. Owner/Applicant David Giron: File: # SP 21-57.

Applicant stated the property was purchased about a year and half ago. The driveway was very small and no ability to turn the car around or to back out on Ocean Avenue. Part of the front of the house was gravel and grass and decided to pave it not knowing he needed a permit. That is why he is here tonight. Commissioner Hendricks informed the applicant that since Ocean Avenue is a state road, the State would have to be informed and get their approval. Commissioner Biancur stated if he came before P & Z there could have been a better way to do this rather than paving the whole front lawn. Commissioner Milano stated the nature of the paving is not harmonious with the neighborhood and is not consistent 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 #SP 21-57, seconded by Commissioner Mullins and passed.

Regular Meeting

Deliberation on Public Hearing Item: 446 Ocean Avenue File: # SP 21-57

Commissioner Biancur made a motion to deny File #SP 21-57 because it is not harmonious with the neighborhood, seconded by Commissioner Mullins and passed 4 – 1 (Abstained, Sullivan)

Informational session: Connecticut Delegation with discussion on Bill HR6611 and SB1024

Chairman Hendricks introduced State Representatives Borer and Ferraro and Michael DiMassa and ask them to give their opinions on these bills. Mr. Ferraro stated these bills are a work in progress and they have no idea which bills will make it to the floor and what the language will be. Rep Ferraro is generally opposed to affordable housing statues with the way they are written but will await final language before he makes a final decision. He is also in favor of public hearings and having cities and towns having a decision on this issue. Rep Borer would like feedback from the commission and what their position is and what components don't allow for local control. Rep Ferraro also brought up if multifamily housing is allowed a study needs to be done on what affect this will have on city services, i.e. sewer. Also, parking would be a problem where West Haven already has a parking problem. Commissioner Mullins stated this is basically state control over the cities and towns.

Commissioner Hendricks does like the language that is included about home type cottage and home abandonment.

Chairman Hendricks stated the Facebook live session mentioned single family homes contribute to desegregation of towns/cities and therefore that is the need for affordable housing. So she questions what this bill really is about. The flawed logic is trying to make suburban communities into urban communities. Citizens of a particular city/town should have a say about what their city/town should look like. Representatives Ferraro and Borer affirmed that if this bill does not benefit West Haven they will not vote for it. They thanked the commission for their feedback which is really important to them.

Staff Reports: Developer for Buckle property holding an information meeting on May 17th

Other Business: Commissioner Hendricks made a motion to ask that a cease and desist letter be sent to Mr. McMahon owner of Ashford Place due to the condition of the property, seconded by Commissioner Suggs and passed. Commissioner Hendricks will send Corporation Counsel a letter regarding this C & D.

Adjournment: 7:53 p.m.

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