

**CITY OF WEST HAVEN, CT
PLANNING AND ZONING COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
TUESDAY, JUNE 28, 2022**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearings on Tuesday, June 28, 2022, in the Harriet North Root, 2nd Floor, City Hall 355 Main Street, West Haven, CT at 6:00 PM.

Call to Order

The regular meeting was called to order at 6:00 PM by Chairwoman Kathleen Hendricks.

Roll Call

Kathleen Hendricks, Chairwoman	Present
John Biancur, Vice-Chairman	Present
Christopher Suggs, Secretary	Present
Steven R. Mullins, Commissioner	Present
Gene F. Sullivan, Commissioner	Absent
Michael Todd Taylor, Alternate	Present
Gregory Milano, Alternate	Present
Joseph Vecellio, Alternate	Present
Christopher Soto, Director	Present
Catherine Conniff, Asst. City Planner	Present
Karen Kravetz, Deputy Corporation Counsel	Present
Stephen Hotchkiss, Zoning Enforcement Officer	Present

Pledge of Allegiance

Approval of Minutes

Commissioner Biancur made a motion to accept the minutes from the May 24th meeting; seconded by Commissioner Suggs. The motion passed unanimously.

Public Hearings

1. **1115 Orange Avenue:** An application for a special permit for retail sale and dispensary of adult-use cannabis pursuant to Connecticut Public Act 21-1. Owner: DHI Enterprises, LLC; Applicant: Thomas Macre File # SP 22-108
 - a. This application was withdrawn in writing in a letter dated 6/28/2022.
2. **2 & 8 Ashburton Place:** These are two applications (being considered together) for a special permit, site plan review, and village district review to construct a three-family dwelling on 2 Ashburton Place and two (2) three-family dwellings on 8 Ashburton Place together with required parking and associated site improvements. Owner/Applicant: Bert Qubes, LLC File # SP 22-117

- a. This application was withdrawn in writing in a letter dated 6/24/2022.
3. **98 Orange Avenue:** An application for a special permit and coastal site plan review for a 94,850 sq. ft. self storage facility with associated site improvements. Owner: Eighty Eight – Ninety Eight Ave, LLC; Applicant: BDC Holdings, Inc. File # SP/CSP 22-119
 - a. Robert Pryor, Professional Engineer Land Surveyor, Solli Engineering Associates 501 Main Street, Monroe, CT 06468. Pryor stated that he received written comments from the fire marshal last Friday. Chairwoman Hendricks asked how a fire truck will get out of the property, the back is a dead end. Pryor replied that adjustments can be made to the outside storage area; the fire marshal is out of town; and he cannot say that the issue has been worked out as of that night. Director Soto suggested continuing the application to the next meeting. The Chairwoman stated that the application will be continued to 7/12/2022.
4. **255 Campbell Avenue:** An application for a special permit: village district overlay approval to add dormers and a rear 3rd story addition to an existing two dwelling and one commercial unit structure. The structure is to remain two dwellings and one commercial unit. Owner/Applicant: Michael Sirachman File # SP 22-121
 - a. Thomas Lynch, Esq. 63 Cherry Street, Milford, CT. Robert Mangino, Architect 131 Talcott Road, Guilford, CT. They are removing the outside stair, it's a 3-story building, the front is retail space, there are 2nd and 3rd floor apartments. The front of the building is 2 stories, the rear is 3 stories. They will have new siding and new windows. Commissioner Suggs questioned the difference in the number of stories between the front and the rear of the building. Mangino explained the design and Director Soto provided further clarification. Lynch stated the property is in the CBD Zone and discussed the parking requirements and stated they are in compliance. The Chairwoman asked if there is a basement and wanted to know if it has living space or storage space. Mangino replied, yes, it's on the existing floor plan.
 - b. Michael Sirachman 576 Hawkins Road, Orange CT stated the basement will not be living space or storage. The Chairwoman asked if the front door is the only egress, how would someone get out in a fire. Sirachman stated there's also a side door. The Chairwoman referred to plans and there is no side door on the plans. Commissioner Vecellio wanted to know if the whole building would be remodeled. Sirachman stated on the first floor all four walls will stay, the rest of the building will be demolished or removed. Commissioner Biancur asked about landscaping. Sirachman replied they are right on the ground. Commissioner Milano stated that he disagrees with the architect's letter of approval on #3 in the second part of the statement and wanted to know the pitch of the roof; he does not agree that it is a dormer. Mangino stated it's a 3 on 12 pitch. Sirachman stated he wouldn't want a flat roof and pointed out existing buildings with similar pitch as proposed. Milano asked for an address. Sirachman referenced 87 or 83 Atwater Street. Milano was looking for examples of this in the surrounding area and pointed out the roof is essentially flat. Milano does not consider the dormers on the building to meet the definition of dormers.
 - c. Due to requirements of the Village District Overlay not being met, and the question of an alternate egress, the application was continued to 7/12/2022.

Staff Reports

Director Soto discussed the Bike and Pedestrian Plan data and any feedback the Commission has. Attorney Kravetz informed the Commission of the City's pending litigation.

Other Business

Chairwoman Hendricks requested the staff ask Corporation Counsel how to handle the blight at 2 & 8 Ashburton Place. She also asked to add Martin Street to follow-up.

Adjournment

Commissioner Biancur made a motion to adjourn at 7:17 PM; seconded by Commissioner Mullins. The motion passed unanimously.