

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
JULY 13, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, July 13, 2021, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Suggs, Sullivan, Taylor, Milano, Vecellio, Milano, Assistant City Planner Conniff, Director of Planning Soto and Corporation Counsel Kravetz. Absent was Commissioner Mullins.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Sullivan made a motion to approve the Regular and Public Meeting minutes of July 6, 2021, seconded by Commissioner Taylor and passed.

Public Hearing:

18 Peabody Street: A Special Permit to allow Parking in the front yard in the RB (Regional Business) district. Pursuant of section 60.7, 85 and 92 of the City of West Haven Zoning Regulations. Owner: Baybrook Building, LLC. / Eight Hundred Twenty Four Associates, LLC. Applicant Scott Farquharson / Baybrook Remodelers; File #SP 21-76

Scott Farquharson stated the architect Will Thompson, Guilford, will represent the application. He is requesting combining the three properties into one. Baybrook Remodelers is looking to expand. 812 Boston Post Rd will be a new storage building. 824 Boston Post Rd currently is office space. Employee parking is currently in front of 812 Boston Post Rd. The parking will be removed to the rear and be screened by plantings. The Plan of Conservation and Development was taken into consideration with regards to the parking. The proposed addition will be moved closer to the other buildings. It will look similar to the other buildings. Parking behind the main building will remain and in the rear more office space will be added. Terry Gallaher, Lucs Engineering, is also present. He stated all the traffic access will use the existing driveway. The existing house will remain with parking. He explained the drainage and storm sewer system. The project will comply with West Haven storm water regulations. Ken Carney, Baybrook Remodelers, stated he thought about a lot line adjustment for the Peabody St. property or quit claiming it to the Boston Post Rd. property.

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 #SR 21-76, seconded by Commissioner Suggs and passed.

Deliberation on Public Hearing Item: File #SP 21-76

Commissioner Biancur made a motion to approve File #SP 21-76 with the condition that the lighting and landscaping plan be reviewed by staff, seconded by Commissioner Sullivan and passed.

Regular Meeting:

812 & 824 Boston Post Road & 18 Peabody Street: An Application for a Site Plan Review approval to allow construction of a new Storage facility located at 812 Boston Post Road and an addition for the associated facility located at 824 Boston Post Road, and the joint use of off –street parking located on 18 Peabody Street. Pursuant of section 75, and 60.8 of the City of West Haven Zoning Regulations. Owner:

Eight Hundred Twenty Four Associates, LLC/ Applicant: Scott Farquharson / Baybrook Remodelers
File # SR 21-77

Presented under prior application.

Deliberation on File # SR 21-77

Commissioner Suggs made a motion to approve File #SR 21-77, seconded by Commissioner Biancur and passed.

Sec 8-24 Referral on Partial Abandonment of Goodhue Street – Abandonment of an unused portion of Goodhue Street in favor of Orion Associates, acquiring right of ingress and egress across lands of Orion haven Associates. Owner/Applicant: City of West Haven; File #REF 21-79

Mr. Soto stated at 22 Collis St. the use of the road ends at the rear property line. The city wishes to abandon about 4,000 sq. ft. and the city will acquire an easement to access the back end of 22 Collis St. This is being abandoned because it is surrounded by Orion property. The city would be maintaining the road that will only be used by Orion. Commissioner Suggs made a motion to send a favorable referral to the West Haven City Council, seconded by Commissioner Sullivan and passed.

Staff Reports: 149 ½ Front Ave, 427 Elm St., 239-245 Front Ave., 291 Campbell Ave are applications at the next meeting. Commissioners discussed having a special meeting for Campbell Avenue or moving it to the first meeting in August.

Other Business:

Ocean Avenue was denied for Front yard parking but the owner is still using the front yard. Mr. Soto will talk to the property owner first and give a deadline for correction before any action will be taken. Jones Hill Rd. installed a new paved driveway without a DOT permit. The prior driveway was crushed stone. City Engineer Quadhir stated if the paved driveway is to stay it needs a water retention system. The front yard parking is encroaching on a right of way. Mr. Soto will speak with Corporation Counsel but recommends the quickest way for enforcement. Milton Avenue also has a front parking issue. Commissioners discussed enforcement issues on parking.

Village District – Section 21.5b – commissioners discussed the height requirements and having a joint committee just for the height, which is not defined in the regulation. Mr. Soto recommends appointing a joint committee tonight or having the commission as the joint commission, including the architect. Commissioner Biancur recommended Commissioner Milano to be on the joint commission, include one member of staff and the architect.

Commissioner Hendricks would like to start up subcommittee meetings again. She asked if any other commissioners would like to join the subcommittee. There are many items to consider such as marijuana laws, state regulations regarding affordable housing, text changes, etc. Commissioner Hendricks suggested August 10 at 5 p.m.

Seacrest court decision was in favor of the City of West Haven. Commissioner Milano complimented the commission on the meetings that were held and how they were conducted.

Shingle Hill – Filed an appeal on ZBA decision

Cumberland Farms – trial completed. Judge has extended his decision

Meeting regarding IHZ zone– Commissioner Biancur stated the media coverage on social media and NH Register, he felt the commission was represented well.

Adjournment: 7:47 p.m.

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