

**MEETING MINUTES OF PLANNING AND ZONING COMMISSION**  
**JULY 27, 2021**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, July 27, 2021, in the Harriet North Room, 2<sup>nd</sup> Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Suggs, Sullivan, Mullins, Milano, Vecellio, Assistant Planner Conniff and Corporation Council Kravetz. Absent was Commissioner Tyler.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Sullivan made a motion to approve the Regular and Public Meeting minutes of July 13, 2021, seconded by Commissioner Biancur and passed. (Mullins abstained).

**Public Hearing:**

1. **427 Elm Street:** Special Permit application for a Restaurant Beer and Wine Liquor Permit for an existing restaurant with the extension of patio service for outdoor dining in the TOD (Transit oriented) district, Pursuant to sections 45, 85 and 92 of the City of West Haven Zoning Regulations . Applicant: Georgie’s Diner/ Owner 427 Elm Street LLC. File # SP 21-78

Nicholas Antis, applicant, stated Georgie’s diner currently has a wine and beer license. The patio area however does not. He would like to also change the existing permit to serve alcohol.

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 21-78, seconded by Commissioner Sullivan and passed.

**Deliberation on Public Hearing Item:** File #SP 21-78

Commissioner Mullins made a motion to approve File #SP 21-78, seconded by Commissioner Biancur and passed.

2. **239 & 245 Front Avenue:** Special Permit Application with the associated Coastal Site Plan Review and Grading and Filling application for a Recycling Processing Facility and Industrial Offices in accordance with Table 39.2.P for the processing and selling of concrete, rock, asphalt, and top soil. Owner/ Applicant: City of West Haven on behalf of Front Avenue Development LLC. File # SP 21-84, SR 21-85, CSP 21-86, RFG 21-87

City of West Haven requests a continuation to August 10, 2021.

**Deliberation on Public Hearing Item:** File # SP 21-84, SR 21-85, CSP 21-86, RFG 21-87

Continued to August 10, 2021

3. **135 & 149 ½ Front Avenue:** Special Permit Application with the associated Coastal Site Plan Review and Grading and Filling application for an expansion of an existing Food Processing and Distribution Business and a redesigned truck access. Owner/ Applicant: Truffle Properties, LLC. File # SP 21-80, SR 21-81, CAM 21-82, RFG 21-83

Attorney Kevin Finch, Milford, CT, and Jeff Gordon, Codespodi Associates, and Kelly Lane, Sabatino Properties are present for the application. Attorney Finch stated they have received approvals from Inland Wetlands and Zoning Board of Appeals. A lot line adjustment has been done. The adjacent building will be demolished next week. Notices have been mailed. A 40,000 sq. ft. warehouse will be built and attached to the existing building. Jeffrey Gordon gave an overview of the operation. The business has expanded and this application is to consolidate all operations. Two parcels were consolidated and there is approximately 166,000 sq. ft. existing. There will be five loading docks attached to the new building. Currently there are only 23 parking spaces but a variance has been approved for the parking. The wetlands will be cleared out of all debris. The building is a pre-engineered building and will be just a warehouse. There will be a retaining wall built for drainage as well as silt fencing and hay bales. Landscaping and lighting plans described the type of trees, plantings and lights that will be installed. Kelly Lane described the type of truffle operation that will be conducted on site. There are 40 employees that work one shift 6 – 2 p.m. There is a possibility down the line for another shift. All traffic will exit on Lampson St.

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

Commissioner Sullivan made a motion to close the public hearing on File # SP 21-80, SR 21-81, CAM 21-082, RFG 21-83, seconded by Commissioner Suggs and passed.

**Deliberation on Public Hearing Item:** File # SP 21-80, SR 21-81, CAM 21-082, RFG 21-83

Commissioner Suggs made a motion to approve File # SP 21-80, SR 21-81, CAM 21-082, RFG 21-83, seconded by Commissioner Biancur and passed.

4. **27/322 (291 Campbell Avenue); 35/473 (313 Campbell Ave); 35/472 (315 Campbell Avenue); 35/450 (288 Washington Avenue):** Special Permit Application with the associated Coastal Site Plan Review, Grading and Filling, and Erosion and Sedimentation Control Plan applications to demolish existing buildings onsite and construct two mixed-use residential (140 total dwelling units) and commercial buildings in the CBD (Central

Business) District and the VDO (Village District Overlay) Zone. Owner/ Applicant: Shmuel Aizenberg, GLI Holding, LLC. File # SP 21-71, SR 21-72, CSP 21-73, RFG 21-74, ESCP 21-75

A letter was received from Attorney James Perito stated the inland wetland agency has tabled this matter and asks for a continuation to August 24, 2021 and agrees to extend the public hearing date to this date.

**Deliberation on Public Hearing Item:** File # SP 21-71, SR 21-72, CSP 21-73, RFG 21-74, ESCP 21-75

Continued to August 24, 2021

### **Regular Meeting**

**Staff Reports:** Next meeting applications for tennis courts and 239 & 245 Front Ave.  
Raising of Beach St. by 3 ft. by 2022

### **Other Business:**

**Adjournment:** 6:50 p.m.

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