

**CITY OF WEST HAVEN, CT
PLANNING AND ZONING COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
TUESDAY, JULY 26, 2022**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearings on Tuesday, August 9, 2022, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, Connecticut at 6:00 p.m.

Call to Order: The Regular Meeting was called to order at 6:00 p.m. by Chairwoman Kathleen Hendricks.

Roll Call:

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| Kathleen Hendricks, Chairwoman | Present |
| John Biancur, Vice-Chairman | Present |
| Christopher Suggs, Secretary | Present |
| Steven R. Mullins, Commissioner | Present |
| Gene F. Sullivan, Commissioner | Present |
| Michael Todd Taylor, Alternate | Present |
| Gregory Milano, Alternate | Present |
| Joseph Vecellio, Alternate | Present |
| Christopher Soto, Director | Present |
| Catherine Conniff, Assistant City Planner | Present |
| Steven Hotchkiss, Zoning Enforcement Officer | Present |
| Karen Kravetz, Deputy Corporation Counsel | Present |
| Ronald Quagliani, Liaison to Council | Present |
| Nancy Rossi, Mayor | Present |

Pledge of Allegiance

Approval of Minutes: Commissioner Mullins made a motion to accept the minutes of the July 26, 2022, seconded by Commissioner Sullivan.

Public Hearing:

6 Rock Street: An application for a Special Permit, Site Plan Review, Erosion and Sediment Control Plan and a Coastal Site Plan to build a new 46,125 square foot production brewery and taproom with associated event space and site improvements including parking areas, walkways, and patio/deck area.

Owner: City of West Haven
Applicant: Rock Street Brewery LLC
File SP #22-124 and CSP #22-125

Douglas Gray, Managing Member, New England Brewing Company, 340 Turtle Back Road, New Canaan. Mr. Gray spoke about what their needs and expectations are for their proposal to build a 50 thousand square foot brewery and tasting room on the current site of the former Savin Rock Conference Center. They will lease the land from the City and those terms have yet to be determined.

Dave Sacco, Civil Engineer, TPA Design Group, 85 Willow Street, New Haven. Mr Sacco spoke about flood zones and elevations. He said he had been in contact with our City Engineer.

Steve Ulman, Traffic Engineer, Alfred Benesch & Company, 120 Hebron Avenue, Glastonbury spoke about the layout of the application. He said it would be a combination of a taproom and a production site, 6% of what is produced will be sold at the brewery for consumption or take away and 94% will be sold to distributors. Maximum seating would be 265 to include the taproom, the event space and the deck. There will be 35 employees. Currently there are 119 parking spaces and 173 are required. Closest to the water, on the south side of the building is where the tap room and deck will be. The production area will be in the back of the building on the north side. Two silos not as tall as the building and one shorter silo will be on the west side, near Savin Rock. This will be the "back of the house" where distributors will pick up and deliveries will be received.

Marty Juliano, New England Brewing Company, 175 Amity Road, Woodbridge was asked by Vice-Chairman Biancur to summarize his business and he said that this application would be an off- shoot of his existing business. He said the City said 24-28 more parking spaces could be added to the pump station near Turks. Parking on Oak Street and possibly leasing space from Jimmie's parking lot and Turk's was pursued, said Mr. Juliano. In response to Commissioner Milano he explained that the production staff would be 16 or 17 people and they would be there from 8:00 a.m. to 4:00 p.m. and on the weekends there would be no production. The Taproom will be open from 12 noon to 9:00 p.m. or 10 p.m. but gets busy around 4:00 p.m. There would be 20 employees when the Taproom is open. Chairwoman Hendricks asks about the production schedule. They only distribute in Connecticut through Star Distributors, Northeast Beverage and G&G in Wallingford. Only Star may sometimes use an 18 wheeler for pick up, most times it will be a smaller refrigerated beverage truck and they would pick up at the end of the day for production. Commissioner Milano asks where the trucks would enter. They will enter on to Rock Street and load between Savin Rock and the west side of the building. 1.3 tractor trailers will enter weekly. There will be an exit onto Captain Thomas Boulevard and it will be a right turn only, signage will be added. Commissioner Milano asks how much they produce. The answer: 20 thousand barrels yearly in their current location and they hope to produce 38 thousand barrels in their new location in West Haven. Commissioner Milano asks if you can step out to the boardwalk. Mr. Juliano said you will enter from the corner near Jimmie's and walk through the space he will provide for the Savin Rock memorabilia. The show cases are planned to be 90 feet long and about 6 feet deep. Yes you can also enter from the boardwalk also and it is handicap accessible. You cannot consume alcohol past the deck area. Commissioner Milano asks about live music and speakers. The response was, it is not a late night venue, there are no TV's on the walls. Chairwoman Hendricks asks about future expansion and the timetable for

construction. Mr. Juliano said maybe on the sales side it will grow and that they hope to be open next summer if they can obtain the necessary building supplies. They will have an in house kitchen for wraps and salads and frozen foods. They will have a manufacturer's liquor license and a restaurant license, not a cafe license. Commissioner Mullins asks if spirits will be available. Wine, Cider and Seltzer will be available. Hard liquor if you have an event. Commissioner Milano asks if the existing Gazebo will be used. Yes. Commissioner Milano asks if the 911 memorial flag pole will remain, Yes and Mr. Juliano wants to cooperate with the City for memorial services, etc. Commissioner Mullins invites him to our upcoming 911 ceremony and he accepts. Commissioner Milano asks about the relocation of the memorial benches and the granite plaque commemorating the British Invasion and other commemorative monuments. Mr. Juliano said that is for the Open Space Commission to decide. Commissioner Hendricks asks about the process with the Open Space Commission. Mr. Juliano said the current walkway will be their deck space then there will be open space and the walkway. The walkway will be rerouted. Chris Soto Said that Legal will look into this. Commissioner Milano talked about the significance of Savin Rock and that the mechanicals are near it. The process of production gets discussed. The lease agreement is mentioned and Attorney Lee Tiernan said the City will own the land and the lease will be at least ten years. The building owner will maintain the land. Terms of the lease will be negotiated. Commissioner Mullins asks if it does not work out what are our plans. Attorney Tiernan said it will add value. He said the city will have the right to rescind if need be. Vice-Chairman Biancur asks about power and heat. It will be natural gas and Electricity and they are considering a back-up generator. No solar panel plan right now. Commissioner Milano wants the mechanicals screened in and that the building and landscape blend harmoniously with the surroundings. Mr. Juliano will consider a six foot fence which would also buffer headlights. Commissioner Milano is concerned about pedestrian and bicycle passages. Steve Ulman talks about traffic accident statistics and says there will be no changes of signal on streets. Commissioner Milano wants to emphasize the importance of the bicycle and pedestrian passages and he wants to enhance the bus stop near there. Chris Soto asks if the event space and the taproom are open simultaneously, yes. Mr. Soto asks about the walkway elevation. It will be 19 feet near Savin Rock and 14 feet at the other end.

Recess 8:00-8:05

Chairwoman Hendricks announced that she will enforce a one-time speaking rule for the continued public hearing on the 6 Rock Street Application.

Mr Gordon of Jimmie's of Savin Rock, West Haven approves but is concerned about parking and traffic flow

Dick Fitzpatrick of Crest Lincoln, Woodbridge approves they are great business people and good neighbors

Paul Frosolone, Blohm Street, West Haven approves, but is concerned about the zone change

David Babbitz, Attorney, 377 Main Street, West Haven approves, they are great business people.

Richard Standish, 78 Atwater Street, West Haven approves

Chairwoman Hendricks said the public hearing will continue and no discussion among members will be had until the next meeting.

Motion to combine the application for 2-8 Spring Street File SR #22-126 and CSP #22-125 and for 75-239 Front Avenue File SR #22-127 and CSP #22-131 was made by Commissioner Sullivan and seconded by Commissioner Mullins

2-8 Spring Street An application for Site Plan Review and Coastal Site Plan Review to construct approximately 38.2 acres into a large-scale ground-mounted solar energy facility. The Spring Street parcels will be a 1.1 MWDC facility.

Owner: City of West Haven

Applicant: Jean-Paul Lamarche % Greenskies Clean Energy LLC

File SR #22-126 and CSP #22-130

combined with

75-239 Front Avenue (Rear) An application for Site Plan Review and Coastal Site Plan Review to construct approximately 23.8 acres into a large-scale ground-mounted solar energy facility. The Front Avenue site will be a 1.3 MWDC facility.

Owner: City of West Haven

Applicant: Jean-Paul Lamarche % Greenskies Clean Energy LLC

File SR #22-127 and CSP #22-131

Michael Gagnan of Malone & McBruin spoke of their plans to install solar panels on Spring Street and Front Avenue. Bonnie Potocki, Project Developer with Greenskies, 127 Washington Avenue, North Haven spoke also. The cap of the former dump will not be disturbed. The solar panels will be equally spaced apart and anchored in cement pots.

Negotiations are underway about who will maintain the roads. There will be no public or pedestrian access.

Vice-Chairman Biancur made a motion to approve and Commissioner Mullins seconded.

Chris Soto explains that an item needs to be added to the agenda for this August 9th meeting. A one year extension on the fuel tank job on Collis street and an addition of a temporary gas tank and pump was proposed. Chairwoman Hendricks made a motion to approve and Commissioner Sullivan seconded.

Regular Meeting:

Staff Reports: Eliminated due to time constraints

Other Business: Eliminated due to time constraints

Adjournment: 9:40 Motion to adjourn made by Commissioner Mullins and seconded by Commissioner Suggs