

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
AUGUST 10, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, August 10th, 2021, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the Regular and Public Meeting minutes of July 27, 2021, seconded by Commissioner Mullins and passed.

Public Hearing:

1. 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

Chris Soto, Director Planning, presented the application tonight. All signs will be in similar character to the surrounding area. Lighting will be accordance to prevent glare to adjacent properties. Storm drains will be installed to catch the water runoff. City Engineer Quadhir has reviewed the plan and has agreed the storm water is sufficient. Fencing and shrubbery will be done along the street perimeter to mitigate any sound. Approval was received from the inland wetland commissions. The property owners will be able to move between the two properties. The purpose of the easement will give access from Elm and Spring St.

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 Files # SP 21-84, SR 21-85, CSP 21-86, RFG 21-87, seconded by Commissioner Mullins and passed.

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

Commissioner Suggs made a motion to approve # SP 21-84, SR 21-85, CSP 21-86, RFG 21-87, seconded by Commissioner Mullins and passed.

2. 1 Circle Street: A site plan to construct two (2) tennis courts and one (1) Multi-purpose court at West Haven High School in the area of an existing parking lot. Applicant/ Owner City of West Haven Board of Education. File # SR 21-89

Ron Knault, engineer, Luchs Engineering, this application is to convert the gravel parking area to two additional tennis courts and a multi-purpose court. This does not encroach on any wetlands. It will be built on the additional landscape. Years ago it was a tennis court in this area. These courts will be part of the high school athletic plan which six courts are needed. Scott Farquarhson, Baybrook Remodelers, stated they would like to start immediately and hopefully be completed by October.

Commissioner Mullins made a motion to approve File #SR 21-89, seconded by Commissioner Suggs and passed.

Regular Meeting

Staff Reports –

Ms. Conniff stated she contacted the state regarding the striping in front of Ocean Avenue. The city has no document and a form should have been filled out taking into consideration the street policy. The lanes are 11 ft. from the center allowing for a bike lane. Public works should be contacted to paint the bicycle images in the bicycle lane.

Asburton Place – Mr. Soto has tried to reach the owners. There has been no movement and he contacted the owner's attorney. Zoning and blight orders are being drafted. The fence is a zoning violation and there will be a 10 day blight order. Ticket and fines will be implemented if the order is not complied. Commissioner Sullivan asked what the city can do for businesses that don't comply with the zoning such as flashing lights. Mr. Soto stated there is code enforcement which is harder to do or the monetary fines.

Other Business

There is a new ZEO officer Scott Hickson. Soon he will be dedicated to check on violations.

Commissioner Biancur informed Mr. Soto that he noticed a home has put in a gravel area on a front yard and residents are putting them in without any special permit approval.

Commissioners discussed the zoning issue with regards to which zones chickens are allowed and roosters, which are not allowed in any zone.

Adjournment: 6:58 p.m.

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