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CITY OF WEST HAVEN, CT
PLANNING AND ZONING COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
TUESDAY, AUGUST 23, 2022

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearings on Tuesday, August 23, 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 Vice-Chairman John Biancur.

Roll Call:

Kathleen Hendricks, Chairwoman	Absent
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, Associate Corporation Counsel	Present
Sussman, Duffly Segaloff	Present
Nancy Rossi, Mayor	Present

Pledge of Allegiance

Moment of Silence: To Honor Commissioner Grace Hendricks passing

Approval of Minutes: Commissioner Sullivan made a motion to approve the amended minutes from the August 9, 2022 seconded by Commissioner Mullins.

Public Hearing Continued:

6 Rock Street: The Applicant requests a Special Permit, Site Plan Review, Erosion and Sediment Control Plan and 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 a patio/deck area.

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

Vice-Chairman Biancur asks the applicant what has changed.

Douglas Gray, Managing Member, New England Brewing Company, 340 Turtle Back Road, New Canaan said they were approved by the Zoning Board of Appeals

Marty Juliano, Director of Business Development, New England Brewing Company, 175 Amity Road, Woodbridge said it was a two floor taproom and now one floor. They were going to have food trucks on site at the brewery but now will just have a full kitchen to serve the event space and taproom.

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. Modifications were made at the entrance for the fire department and hydrants were added. Egress ramps and stairs were changed. Cross walks were added and plantings along the western side. The flag pole will be moved and the memorial benches will be relocated on cement pads

Vice-Chairman Biancur invites the public to speak

Robin Parsons, 129 Bellevue Avenue - Not in favor, the application does not blend harmoniously and it does not consider our Plan of Conservation Development.

Colleen Bartlett, 760 Jones Hill Road - Not in favor on behalf of Deloris Libow, 122 Anderson Avenue - Libow writes the structure is too large and the City has made numerous rule changes.

Thomas O'Shea, 11 Gulfview Court, Milford - Approves, NEBCO is involved in the community and that makes for success.

Gail Maynard, 37 Roosevelt Ave - Approves, we need development

Ernie Adamo, 37 Woodstock Road, Hamden - Approves, it is a wonderful industry and will do good for our community.

Andonia Dakis, 12 Laurel Street - Approves

Barry Hawkins, 15 Armitage Drive, Bridgeport - Against on behalf of the Land Trust

Robert Dunne, 58 Tyler Avenue - Approves, our City has zero momentum, he does not understand all the opposition

Nic Ruickholtz, 502 Ocean Avenue - Approves, it is an opportunity of a lifetime, it will be revitalizing.

Michelle McLaughlin, 108 White Street - Approves

Sue O'Shea, 11 Belfey Court, Milford - Approves, there is no place in West Haven to have an event. This will have a strong economic impact.

Ron Walters, 5 Fenwick Street - Against, parking is a problem and it will be taller than Savin Rock. Not the right location

Richard Shea, 56 Kelsey Avenue - Against, they are good people but it should not be a production site, not on the beach.

Bob Maynard, 37 Roosevelt Avenue - Approves, we need vibrance

Edward Clessas, 12 Laurel Street - Approves

Christine Sullivan Gallo, 52 Richmond Avenue - Was in favor, now maybe against it, she needs to see a picture, needs more information.

Lorraine Jensen, 68 Leete Street - Against the location not against the Brewery.

William Kane, Lucey Avenue - Unsure if he is for or against

James Gagliardi, 40 Tall Pine Road, Milford - Against but said good things about NEBCO

Jen Bangston, 127 Prospect Avenue - Approves, let's embrace the change

Nancy Rossi, 12 Robin Road - Approves, read a letter of approval.

Recess 8:04-8:17

Director Chris Soto read a letter from the Land Trust, a letter from Jeff Gordon and a letter from Abdul Quadir. Mr. Soto said the applicant has addressed all concerns.

Applicant returns to the stand. Doug Gray spoke of successful projects he's recently worked on and Dave Sacco spoke of pending permits, sea level requirements, where soil used to raise the site will come from and truck traffic. One semi tractor trailer per day and a smaller beverage delivery truck is what they will be expecting. Vice-Chairman Biancur asks about the height of the building. Mr. Sacco explains the formula by which he arrives at 34.5 feet tall, reminding that 35 feet is the maximum height. Commissioner Mullins asks for the photos, he also asks about the kitchen plans and about the semi tractor trailer deliveries. They are looking for kitchen staff now they plan to prepare all their food. Mr. Juliano said they are light manufacturing and they

are not warehousing any product, 20 tractor trailers per month, 5 per week, 1 per business day. Commissioner Sullivan asks if the tractor trailer will be picking up and about the schedule of the deliveries of fill. Mr. Sacco said only one distributor will be using a tractor trailer for pick up and he said that there will be approximately 12 trucks making repeat trips to deliver the fill to raise the site. Commissioner Taylor asks about the easement encroachment. Mr Gray said the new boardwalk comes first then they will fence off and demolish the existing building. Commissioner Milano thanks the applicant for their consideration of his comments about buffers and light control and bike racks. He said they are complying with the Plan of Conservation Development. Vice-Chairman Biancur asks about the noise and smell. Greg Radowich, 22 Marlin Drive, North Haven responds by saying there is one point of vent from the boil kettle. It smells a bit like grape nuts, not chemical. Mr Juliano responds about the noise, he said currently a band will come monthly outside in the parking lot from 6:30-9 then they close. In their new location they will not have a full band, it will be acoustic duos from 6-9 in the evenings. Vice-Chairman Biancur asked about occupancy, Mr. Juliano said 550-600 maximum. Assistant City Planner Conniff asks for a Surety Bond for site work. Mr. Juliano adds one more comment about parking, he said he will buy 30 non resident parking passes at \$250. each for his employees and Mr Gray adds they will build bus shelters and better pedestrian access

Conditions:

- A photometric plan
- Maximum occupancy 60
- Relocation of Easement/Boardwalk before building demo
- Surety Bond

Commissioner Milano will vote in Chairwoman Hendricks absence. Michael Todd Taylor recuses himself since he was not at the previous meeting with the applicant. Commissioner Mullins makes a motion to close the public hearing and Commissioner Milano seconded it. Commissioner Sullivan makes a motion to accept the File SP #22-124 and CSP #22-125 and Commissioner Mullins seconded it. Vice-Chairman Biancur voted in favor; Commissioner Milano voting for Chairwoman Hendricks voted in favor; Commissioners Mullins, Sullivan and Suggs all voted in favor.

Public Hearing:

66 Tetlow Street: The City of West Haven is proposing to amend the Zone Map along the R2 (Single Family Detached Residence) district to a (Regional Business) district along portions of Fenwick Street

Owner: City of West Haven
Applicant: City of West Haven
File: ZM 22-132

Lee Tiernan, Attorney for the City of West Haven explains the business that would be in this former Blake Building will not impact the neighborhood. It would be a wellness center. He said

the building's historical purposes were destroyed. Mr. Soto said the zone change is necessary to get the building in use.

Vice-Chairman Biancur invites the public to speak.

Carla Hill, 40 Tetlow Street is concerned about mental health traffic and personnel, she wants more info. Attorney Tiernan takes her contact information and will keep her informed of what business will go there after the zone is changed. Commissioner Sullivan makes a motion to close the public hearing, Commissioner Michael Todd Taylor seconded the motion. Commissioner Suggs makes a motion to approve and Commissioner Mullins seconded the motion, it is approved unanimously.

190 Frontage Road: An application to build a new entrance atrium and elevator shaft. Site improvements to support the project includes new perimeter security fence, generator, utility relocations, parking and access reconfigurations.

Owner: 190 Frontage Investment Properties LLC
Applicant: 190 Frontage Investment Properties LLC
File: SR #22-129

Commissioner Milano recuses himself.

Reuben Hull, LaBella Associates, 4 British American Boulevard, Latham, New York explains he would like to redevelop the existing building that was formerly the Sears Outlet. They are proposing a new atrium and elevator shaft. The green space will not be changed around the edge of the property but green islands will be added along Frontage Road. They plan to re-line the parking lot and add a chain link fence edged with barbed wire on three sides of the property with a decorative metal fence along Frontage Road. Mr. Hull was accompanied by Antonio Domingo, 112 Townsend Avenue, New Haven. Commissioner Sullivan asks if there will be another tennant. No, there will not. Commissioner Vecellio asks if there is room for a sidewalk along Frontage Road. There is but they recall a sidewalk project that may be in the works for the other side of the road.

There was no one there from the public to speak

Condition: Barbed wire will not be used

Commissioner Mullins makes a motion to approve and Commissioner Taylor seconded it, the application was unanimously approved.

Staff Reports:

Christopher Soto said they are continuing to take input from the public on pedestrian walkways and he talks about a link to take a survey. Catherine Conniff talks about the all new application for the American Legion Building where the main addition will now be in the back instead of the front.

Other Business:

A motion was made and seconded to correct the minutes from the Aug 9, 2022 meeting.

Adjournment: Motion to Adjourn at 10:41 p.m. was made by Commissioner Suggs and seconded by Commissioner Mullins