

**MEETING MINUTES OF**  
**WEST HAVEN PLANNING AND ZONING COMMISSION**  
**August 24, 2021**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, August 24th, 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, Sullivan, Vecellio Milano, Tyler, Assistant City Planner Conniff and Director of Planning Soto and Corporation Counsel Kravetz. Absent was Commissioner Mullins

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Biancur made a motion to approve the Regular and Public Meeting minutes of August 10, 2021, seconded by Commissioner Sullivan and passed.

**Public Hearing:**

1. **27/322 (291 Campbell Avenue); 35/473, (313 Campbell Avenue), 35/472 (315 Campbell Avenue); and 35/450 (Washington Avenue)** Applications for Special Permit and Site Plan Review approval, including erosion and sediment controls, Resource Removal, Filling and Grading, and a Coastal Site Plan review to demolish existing with associated site, parking, drainage and utility work in the CBD (Central Business) district and the VDO (Village District Overlay) Zone. Under section 20, 21,73,74,75, and 85 of the City of West Haven Zoning Regulations Owner Applicant Shmuel Aizenberg, GLI Holding, LLC. File # SP 21-71, SR 21-72, CSP 21-73, RFG 21-74 and ESCP 21-75

Attorney Perito, Halloran & Sage, stated inland wetland approved this application but there were a list of conditions. City engineer either relocated or request a new drainage pipe which is part of the city system, which the city has an easement to. The owner has agreed to this but . On site infiltration chambers and it was suggested that these be enlarged. These items will require additional engineering so he is requesting that this application be continued to the September 16, 2021 meeting.

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

Continued to Thursday, September 16, 2021.

**Regular Meeting**

2. **350 Frontage Road:** An Application to construct a 10,200 square foot building, two story building used for office space, Manufacturing, laboratory services and as a warehouse. Associated site improvements include a revised and expanded parking layout, grading, and utility improvements. Storm-water improvements include a proposed rain garden to promote water quality and attenuate peak flow. In the LM (Light Manufacturing) district,

under section 75 and 92 of the City of West Haven Zoning Regulations. Owner/Applicant MacDermid Alpha, File # SR 21-92

Richard Park, project manufacturer for MacDermid and Katie Gagnon, Langan Engineering, are representing the application tonight. There is an existing manufacturing process at an alternate site and due to expansion this site was chosen. Katie Gagnon stated the project will include the construction of a 10,200 building, increase in parking, no change to the general operations to the site. There are three wetlands which have been approved by inland wetland. The storm water discharges to all three wetlands. A rain garden is provided on the northside of the property line. Possible construction to begin sometime next spring just for this building. There are two other approvals for future buildings but site plan is not to be considered at this time.

**Deliberation on Public Hearing Item:** File # SR 21-92

Commissioner Tyler made a motion to approve File #SR 21-92, seconded by Commissioner Biancur and passed.

**Staff Reports:** Mr. Soto reached out to SCROG regarding complete street. SCROG is working on a manual and he will be meeting with them tomorrow.

**Other Business:** Commissioner Sullivan brings up the flashing lights that are not allowed in the regulations and asks that the ZEO can look into it. Mr. Soto is looking into the enforcement of these regulations including cease and desist and the ability to issue fines. Discussion was the difference between zoning violations and blight ordinances which is handled by the Police Department.

**Adjournment:** 6:36 p.m.

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