

**MEETING MINUTES OF PLANNING AND ZONING COMMISSION**  
**AUGUST 27, 2019**

The West Haven Planning & Zoning Commission held a Public Hearing and Regular Meeting on Tuesday, August 27, 2019, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 7:00 P.M.

PRESENT: Commissioners Hendricks, Biancur, Mullins, Suggs, Sullivan, Milano, Johnson, Assistant City Planner Killeen, Commissioner of Planning and Development Messoro, Corporation Counsel Representative Paula Anthony, ZEO Conniff and Mayor Rossi.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Mullins made a motion to approve the meeting minutes of August 13, 2019 Meeting, seconded by Commissioner Suggs and passed.

**Public Hearing**

1. **588 Ocean Avenue.** Applications for approval of Special Permit, Site Plan Review and Coastal Site Plan Review, including Resource Removal, Filling and Grading, and Erosion and Sedimentation Control to allow the expansion of an existing rest home facility consisting of a 13,358 sf building addition plus associated site improvements, located in the R-2 (Single Family) Residential District, pursuant to Table 39.2, and Sections 71, 73, 74, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: Seacrest Retirement LLC. File #SP 19-032, SR 19-033 and CSPR 19-034

Alternate Commissioner Milano announced that he was recusing himself from this application since he resides at 23 Tyler St and is directly affected by this application. Commissioner Hendricks informed the public that this use is allowed in this zone with Special Permit approval of the Planning and Zoning Commission. Attorney Porto of Parrett, Porto and Parese is representing the application tonight. Attorney Porto presented this application and described it as a redevelopment plan. Seven contiguous properties will be combined, site access will be moved to Ocean Ave from Colonial Place with 31 interior parking spaces. There will be a new addition attached to the existing building. This redevelopment plan meets all zoning regulations and no variances are required, just the Special Permit approval of the Commission. This rest home has been operating since 1985. This redevelopment plan is consistent with the Plan of Conservation and Development. The design and landscaping will enhance the character of the neighborhood, provide new jobs and provide a home for elderly individuals who need one. It meets the four most objective criteria such as access on a major street, drainage and lighting, prevents traffic congestion at entrance and exits and the architectural style is consistent with the neighborhood. Special permit criteria meets landscaping buffers, no light trespass, the building design blends with the surrounding residence, there are no outbuildings and mechanics will be screened. There will be a 24 hour nurse who will determine what tier the emergency is before an ambulance is called, therefore reducing the number of calls requiring sirens coming to the facility. This is a change of the way Seacrest operates today. Kevin Solli, Solli Engineering, presented the history and design of the property. Powerpoint slides were presented showing an aerial view of the subject property, access to the site, and a history of the prior application that was

denied due to the fact that it was two separate buildings and didn't address the deficiencies of the existing Seacrest facility. The new addition will be a 12,775 sq. ft building consisting of 34 units with new parking spaces and access onto the site for emergency vehicles. There will also be a small addition to the existing facility. The plan meets all bulks requirements such as setbacks, frontage, maximum open space and building coverage for the whole property. This application will eliminate any nonconformities at the existing site. The drainage requirements have been reviewed by the City Engineer. A soil and sedimentation control plan has also been submitted as part of this application. The proposed utilities are underground, installation of a new fire line, additional fire hydrants, and emergency generators will include noise mitigation. Landscaping plans include 85 to 90 trees with a combination of shrubs and ornamental grasses. The lighting plan has been designed to be dark sky compliant and there will be no light spillover onto adjacent properties. The applicant submitted a traffic study was conducted using the Institute of Transportation Engineers trip generation rates, which estimated an additional 9 trips in peak hours. The driveway has been designed with the DOT and City of West Haven. This facility meets the Plan of Conservation and Development criteria and adds to the tax base of West Haven. Cormac Byrne, architect, Stamford, described the building features which will be 2-1/2 stories with a basement for storage. There will be new interior public spaces, 10 new self-contained units on the first floor, a new dining room facing Ocean Ave, 14 units on the second floor, and 8 bedrooms on the third floor. Mr. Solli submitted printed copies of the PowerPoint presentation to the commission. He reviewed staff comments/questions and provided answers to those comments/questions/requirements for special permit approval last Friday to staff to be made part of the record. Construction is planned to be completed by the end of 2020. Attorney Porto thanked staff for their assistance with this project.

Recess: 8:03 p.m.

Resumed: 8:13 p.m.

Commissioner Mullins asked for more information on the protocol for calling 911 with the RN on staff (reduction of calls due to RN on staff), frequency of deliveries and types of trucks (on limited occasions by tractor trailers); 31 parking spots are for staff and visitors, and no more than 10 staff utilizing spaces at one time. There are 14 employees on first shift (14 bus 10 drive); second shift has 10 employees (2 bus, 8 drive); third shift has 6 people who drive. Lewis Bower, owner of Seacrest, stated there will be 40 to 50 employees overall, full time and part time. He said the operation needs 30 people to staff for a 24 hour period but there are more employees on the roster, required for staffing all shifts during the week. Alternate Commissioner Johnson asked about construction hours and days (Mon thru Sat, 7 a.m. to 4-5 p.m.), dump truck traffic and dust clean up (there will be dust suppression and water truck), drainage (dry wells are on the property and parking lot will be impervious) and landscaping (native plants). Mr. Killeen read into the record comments from DEEP on 6/26/19 from John Goucher, City Engineer Abdul Quadir dated 8/16/19, Building Official Frank Gladwin dated 8/19/19; West Shore Fire Marshal Landisio and supplemental information from West Shore Fire Chief on 8/21/19, Police Sargent Joseph D'Amato 8/9/19.

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

Briana Cotter, 44 Tyler Ave., not in favor due to sound pollution from ambulances, alarms for patients, does not blend with the neighborhood, concerned about parking and is within a flood zone.

Bobbi Dunne, 58 Tyler Ave., concerned about noise, parking for special holidays/events and doesn't fit in with the neighborhood.

Jason Valdivieso, 44 Tyler Ave., does not blend with the single family homes in the area and is intrusive and will devalue the homes.

Ray Seares, 95 Tyler Ave., concerned about noise especially from the generator and whether it will exceed the noise ordinance. Quality of life will be affected.

Shawn Coggins 45 Ridgewood, in favor and tax revenue is needed.

Lori Moran, 6 Colonial Place, not in favor due to quality of life, parking for visitors/therapists, and Sysco deliveries. This proposal does not conform with the neighborhood and devalues the homes in this area. She also submitted letters of opposition from David Carr, Lake St., and Paul Kaplowe, 810 Ocean Ave.

Louis Wadson, 710 3<sup>rd</sup> Avenue, in favor and city needs tax revenue and will benefit the city.

Gabe Alvandian, 700 Ocean Ave., questions the number of beds in the existing facility and the new facility.

Ralph Lawson, 1 Colonial Blvd, not in favor due to quality of life and feels that this proposal does not belong in the neighborhood.

Roberta DeFonce, 38 Linwood St., in favor because of the new location of the new driveway that will alleviate traffic off of Linwood St.

John Vinci, 654 Ocean Ave, concerned about the noise and feels it is not seamless nor harmonious with the neighborhood. The nurse on site is not going to reduce calls.

Louise Martone, 4 Big Spring, in favor and will bring tax revenue to the city and will improve property values.

Robert Lyons, 101 Ocean Ave., not in favor and feels a smaller building should be built.

Dea Rocano, 12 Colonial Place, in favor and emergency vehicles come with lights only and no sirens.

Mindy Chiabrelli, 8 Colonial Place, concerned about the green space that is being reduced and feels the building does not fit in with the neighborhood.

Mark Milano, 642 Ocean Ave., not in favor because five residential lots are being turned into commercial uses. This will be permitted only if the commission allows it. It is not a use as of right. An application was denied previously by this commission and it was similar to the current application. At that time, it was denied because it wasn't harmonious with the

neighborhood. The new building will be taller than the existing building and will dominate the neighborhood. A nurse should have been on call before this application but why is it offered now, only to gain approval. He doesn't believe this will reduce 911 calls.

Ed McCarthy, 44 Colonial Blvd, not in favor and not beneficial to taxpayers.

Michael Limosani, 325 Benham Hill Rd. also owner of Tyler Rd home, not in favor and asks the commission not to take away the best part of West Haven and does not feel this will provide much employment for West Haven residents

Mary Alvandia, 700 Ocean Ave., not in favor

Joe Belbusti, 2 Linwood St., is in favor because it eliminates the parking problem and feels the building is in compliance and is basically a residential facility.

Kathy Wielk, 2 Colonial Circle, not in favor because it will affect the quality of life and it is too big for the neighborhood. She questions whether there will be enough parking. She read the following letters into the record from Paul Card, 17 Baycrest Dr. who is not in favor and Maria Reis, 25 Tyler, who is not in favor.

Sandra DeStefano, 125 Winslow Drive, in favor.

John Ziada, 31 Tyler St., not in favor because it does not fit into the neighborhood because it's too large, there is not enough parking, and this is a family neighborhood.

Renny Losiel, 5 Trumbull St., not in favor because the future for elderly care is homecare not rest homes.

Phil Raccio, 574 Ocean Ave., not in favor and feels that his home will be the next to go, and the building does not fit in.

Brian Elliott, 10 Colonial Blvd., not in favor and concerned about the addition of beds in the future and emergency vehicles backing up to exit.

Frederick Brown, 100 Smith St., was a resident of Seacrest for five weeks and received excellent care, is in favor and would like to see a dialogue between the neighbors and Seacrest. A place for West Haven residents to go to, work opportunities for taxpayers and a place for families to visit

Toni Jo Limosani, 57 Tyler St., not in favor and concerned about the number of parking spaces and the backing up of a fire vehicle. It's not harmonious to the neighborhood.

John Lynch, 54 Tyler St., not in favor because it's too big and does not belong in the neighborhood.

Shelly Padio, 13 Colin Ave., supports her friends and wants to voice her opposition.

Commissioner Hendricks asked about generator tests (10 to 15 min a week, no complaints have been received), flood zone (no), parties/holidays/events (side streets or shuttles), inform Mr. Bower that its perceived tonight that he is not a good neighbor and he should take that into consideration; number of beds (34 rooms, one bed, possibly husband and wife in one bed). Commissioner Sullivan asked about the difference between this application and the denied application (prior application was two separate buildings, and it left the current driveway on Colonial Place---new application is an expansion, eliminates Colonial Place entrance and it brings the whole site into zoning compliance), total staff (cleaning, cooks, servers), turn around circle or backing up and dedicated delivery zone.

Mr. Solli asks that the public hearing remain open and submit an employee staffing plan and parking plan at the next meeting.

Recess: 10:58 p.m.

Resumed: 11:05 p.m.

Attorney Porto stated he is agreeable to a 30 day extension for the public hearing so more information can be submitted and clarified. Letter was submitted by Attorney Porto granting 30 day extension which will run to September 28<sup>th</sup>. Information to be given at the next meeting: corporate status, parking, staffing plan, and explanation of type of business, services offered and outsiders that come to the site as part of the operation.

### **Regular Meeting**

#### **1. Deliberation on Public Hearing Items**

- a. 588 Ocean Avenue.** Applications for Special Permit, Site Plan Review and Coastal Site Plan Review, to allow the expansion of an existing rest home facility in the R-2 Residential District. Applicant/Owner: Seacrest Retirement LLC. File #SP 19-032, SR 19-033 and CSPR 19-034

Commissioner made a motion to continue Files #SP 19-032, #SR 19-033 and #CSPR 19-034 to September 24, 2019, seconded by Commissioner and passed.

#### **2. Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD) - September 19, 2019 meeting**

3. **Staff Reports** - none

4. **Other Business** - none

5. **Adjournment:** 11:23 p.m.

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