

**CITY OF WEST HAVEN, CT
PLANNING AND ZONING COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
TUESDAY, SEPTEMBER 13, 2022**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Hearings on Tuesday, September 13, 2022, in the Harriet North Room, 2nd Floor, City Hall 355 Main Street, West Haven, CT at 6:00 PM.

Call to Order

The regular meeting was called to order at 6:00 PM by Chairwoman Kathleen Hendricks.

Roll Call

Kathleen Hendricks, Chairwoman	Present
John Biancur, Vice-Chairman	Present
Christopher Suggs, Secretary	Present
Steven R. Mullins, Commissioner	Present
Gene F. Sullivan, Commissioner	Absent
Michael Todd Taylor, Alternate	Absent
Gregory Milano, Alternate	Present
Joseph Vecellio, Alternate	Present
Brian Miller, Planning Consultant	Present
Catherine Conniff, Asst. City Planner	Present
Stephen Hotchkiss, Zoning Enforcement Officer	Present
Timothy Gunning, Corporation Counsel	Present

Pledge of Allegiance

Approval of Minutes

Commissioner Biancur made a motion to approve the minutes from the August 23rd meeting; seconded by Commissioner Mullins. The motion passed unanimously.

Public Hearings

1. **37 Shingle Hill:** An application for a Special Permit and Site Plan Review for the development of an Active Residential Community. The project consists of eight buildings, each containing two semi-detached residential dwellings for a total of sixteen single family residential two-bedroom units. In the R1 (Single Family Detached Residence) district, under section 13, 75, 85, 90, tables 13.3 and 62.1 of the City of West Haven Zoning Regulations. Owner/Applicant BLLT, LLC File # SP 22-133
 - a. Vincent Amendola, Jr., Attorney, 11 Wagner Place, West Haven, CT. He provided an overview of the project and gave details of the previous and current ownerships as well as the status of the easements for the property.

- b. Derrick Schull, Professional Engineer, 2324 Pretty Bayou Drive, Panama City, FL. He reviewed the entire plan with the Commission.
 - c. Steve Ulman of Benesch 120 Hebron Avenue, Glastonbury, CT. He reviewed the details on the traffic studies that were conducted in 2021 and 2022.
 - d. Michael Musco, Engineer, Musco Engineering Associates 375 Morgan Lane, West Haven, CT. He reviewed the lighting plan with the Commission.
 - e. Richard Miller, Architect, 41 Jones Hill Road, West Haven, CT. He reviewed the landscaping plan with the Commission.
 - f. Vincent Amendola stated the 55+ community will have similar rules to a condominium.
 - g. The Commission asked questions of the applicant.
 - h. Recess from 7:29 – 7:36 PM.
 - i. The Commission asked additional questions of the applicant.
 - j. Public Session
 - i. Marty Northam 47 Shingle Hill Road, West Haven CT. He spoke in opposition of the application.
 - ii. Alex Pericas 15 Lincoln Place, West Haven, CT. He spoke in favor of the application.
 - iii. Vincent P Morrissey 4 Martin Lane, West Haven, CT. He spoke in opposition of the application.
 - iv. Rick Fontana 343 Beach Street Unit 303, West Haven, CT. He spoke in favor of the application.
 - v. Jason Romano 104 South Street, West Haven, CT. He spoke in favor of the application.
 - vi. Ellen Davey 455 Main Street, West Haven, CT. She spoke in opposition of the application.
 - k. Commissioner Biancur read the building department's comments into the record.
 - l. Chairman Hendricks stated the application would be continued to the next regular meeting on Tuesday, September 27, 2022.
2. Recess 8:30 – 8:32 PM
 3. Staff Reports
 - a. The next application to be heard is Main Street.
 4. Other Business
 - a. The application received tonight will be heard in October.
 5. Commissioner Biancur made a motion to adjourn; seconded by Commissioner Mullins. The meeting adjourned at 8:44 PM.