



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516  
Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896 -1967

Kathleen Hendricks, Chairman  
John Biancur, Vice-Chairman  
Christopher Suggs, Secretary  
Steven R. Mullins, Commissioner  
Gene F. Sullivan, Commissioner

Michael Todd Taylor, Alternate  
Gregory Milano, Alternate  
Joseph Vecellio, Alternate  
Christopher Soto, Director  
Catherine Conniff, Asst. City Planner

### **MEETING MINUTES OF PLANNING AND ZONING COMMISSION** **NOVEMBER 9, 2021**

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, November 9th, 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, Suggs, Mullins, Milano, Taylor, Vecellio, Assistant City Planner Conniff, ZEO Hotchkiss and Assistant Corporation Counsel Kravetz. Absent was Commissioner Sullivan.

#### **PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** Commissioner Biancur made a motion to approve the Regular and Public Meeting minutes of September 28, 2021, seconded by Commissioner Suggs and passed.

#### **Public Hearing:**

**215 Sawmill Road** – Application for approval of a Special Permit and Liquor Permit for a Restaurant cafe Permit in the RB (Regional Business) District under Sections 45 and 85 of the City of West Haven Zoning Regulations. Owner JB Investments/Applicant Ellsai Enterprise Group File # SP 21-96

Vincent Shanks, Jr., Bridgeport, would like to operate a café that would offer food and drinks for professionals. The kitchen will be updated and bar food will be offered. Hours of operation will be Sunday 10 am. to midnight, Monday thru Wednesday 12 pm to 9 p.m.. Thursday thru Saturday 12 p.m. to 2 a.m. Saturday. Assistant City Planner Conniff read comments from the Police Department, Fire Marshal and Building Official into the record. Mailings were submitted to the record. Occupancy is about 70 but will operate at half that.

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

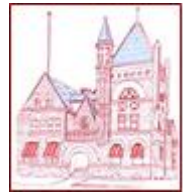
Commissioner Mullins made a motion to close the public hearing on SP 21-96, seconded by Commissioner Biancur and passed.



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516  
Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896 -1967

Kathleen Hendricks, Chairman  
John Biancur, Vice-Chairman  
Christopher Suggs, Secretary  
Steven R. Mullins, Commissioner  
Gene F. Sullivan, Commissioner

Michael Todd Taylor, Alternate  
Gregory Milano, Alternate  
Joseph Vecellio, Alternate  
Christopher Soto, Director  
Catherine Conniff, Asst. City Planner

**Deliberation on Public Hearing Item:** File # SP 21-96

Commissioner Taylor made a motion to approve File #SP 21-96, seconded by Commissioner Biancur and passed.

**Regular Meeting:**

**10 Forest Road a/k/a 2Forest Road a/k/a 4 Forest Road, 275 Orange Avenue (a/k/a 275 Boston Post Road), 16 Forest Road, 20 Forest Road, 24 Forest Road, 14 Orange Terrace, 20 Orange Terrace, West Haven Connecticut** – A site Plan approval for the placement of between (50) and seventy (70) temporary parking spaces on the Forest Cove Property. Pursuant to Certificate of Decision dated July 30, 2018 Applicants received a Special Permit for parking within the front yard. The temporary parking spaces will serve as overflow parking for the Louis J, Piantino Branch Library and the “Park View” Mixed use development located on the Park View Property. File # SR 21-99

Gary Letender, Forest Cove LLC, New Haven, CT, gave a history of the property since 2017. The first approval was The Attwood which was completed in 2017 where adjacent houses were purchased for parking. The Park Commons project is also completed, a variance was approved for 52 parking spaces with other parking going on the Attwood property. They have purchased the former library from the city and received 29 parking spaces. Approval was given to demolish a house but due to the pandemic nothing has been done. The library will be refurbished. There is a potential tenant for all of the retail under the Park Commons approximately 16,000 sq. ft. The proposed tenant needs 78 parking spaces. The Forest Road property would be graveled temporarily for 70 overflow parking spaces. Assistant Planner Conniff stated the town engineer was in agreement with the gravel. Comments from the Police Department and Building Official were read into the record. Mr. Letender stated he has had discussions with Chief Perno regarding the speeding on Cellini. Chief Perno suggested making that area a medical zone and install flashing lights. Commissioners suggested locking the temporary parking area at night. Lighting is not being done at this time.

**Deliberation on Item:** File # SR 21-99

Commissioner Biancur made a motion to approve File #SR 21-99 with the condition that applicant meet with Building Official to satisfy any concerns, seconded by Commissioner Taylor and passed.



# CITY OF WEST HAVEN, CONNECTICUT

## Planning and Zoning Commission

City Hall • 355 Main Street • First Floor • West Haven, Connecticut 06516  
Phone 203.937.3580 • Fax 203.937.3742



CITY HALL 1896 -1967

Kathleen Hendricks, Chairman  
John Biancur, Vice-Chairman  
Christopher Suggs, Secretary  
Steven R. Mullins, Commissioner  
Gene F. Sullivan, Commissioner

Michael Todd Taylor, Alternate  
Gregory Milano, Alternate  
Joseph Vecellio, Alternate  
Christopher Soto, Director  
Catherine Conniff, Asst. City Planner

**Staff Reports:** ZEO Hotchkiss stated the flashing lights in the Central Business district is about 95% in compliance.

**Other Business** – Commissioners discussed the following: Possible special meeting on December 21, 2021; calendar for 2022 meeting dates; Foundations on Meloy Rd., Ashburton, Mantilla completion, Foundation on 130 Brown St.; Brewery coming to West Haven; West Haven lawsuit regarding Campbell Ave.; litigation on Cumberland Farms.

**Adjournment:** 7:06 p.m.

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