

MEETING MINUTES OF PLANNING AND ZONING COMMISSION
NOVEMBER 23, 2021

The West Haven Planning and Zoning Commission held a Regular Meeting and Public Meeting on Tuesday, November 23, 2021, in the Harriet North Room, 2nd Floor, City Hall, 355 Main Street, West Haven, CT at 6:00 P.M.

PRESENT: Commissioners Biancur, Mullins, Suggs, Sullivan, Milano, Taylor, Director of Planning Soto, Assistant City Planner Conniff and ZEO Hotchkiss. Absent were Commissioners Hendricks and Vecellio.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Mullins made a motion to approve the Regular and Public Meeting minutes of November 9, 2021, seconded by Commissioner Tyler and passed.

Public Hearing:

1. **Proposed Amendment to Zoning Regulations.** The City of West Haven is proposing an amendment to Section 20 (Commercial District), Table 20.1 to reduce the minimum lot size per unit requirement to 1,300 Square Feet. The amendment also includes a change to Table 62.1 in parking space requirements to a maximum requirement of 2 parking spaces per dwelling unit in residential zones. File ZR #21-93

Mr. Soto stated the proposed amendment is to reduce the minimum lot size to 1300 sq. ft. in Table 20.1 for the NB District and to change the parking requirement in Table 62.1 for one parking space for a studio and one bedroom and no more than two spaces for a two bedroom or more. Comments from the Regional Planning Commission, Harbor Commission, Police Department and Building Department were read into the record. Mr. Soto stated the trend is to try and reduce impervious surfaces and this regulation was based on state statutes. Commissioner Taylor discussed limiting the parking limits the number of cars and less taxes. Commissioner Milano stated it opens up more property for development. Commissioner Sullivan suggests continuing this so the commission can research this further.

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

Tom Sciarappa, 327 Washington Ave., stated the dynamic of the city would be changed. A household with two adults and two children who drive would be discouraged.

Deliberation on Public Hearing Item: File ZR #21-93

Commissioner made a motion to continue File #ZR 21-93, seconded by Commissioner and passed.

2. **Proposed Amendments to Zoning Map.** The City of West Haven is proposing to amend the Zoning Map along portions of the R-3 (Residential) and PF (Public Facilities) districts along portions of Campbell Ave., Richards St., and Hall St. to become part of the adjacent NB (Neighborhood Business) District. File ZM #21-94

Deliberation on Public Hearing Item: File ZR #21-94

Continued due to filing error

- 3. Proposed Amendments to Zoning Map.** The City of West Haven is proposing to amend the OS (Open Space) and SCR (Shoreline Commercial Retail) district boundary as it crosses the parcels at 5 and 6 Rock Street. File ZM #21-95

Deliberation on Public Hearing Item: File ZR #21-95

Continued due to filing error

- 4. 565 Jones Hill Rd.** Application for Special Permit to allow parking in the front yard. Owner/Applicant: Katherine Sharog. File SP # 21-97

Applicant stated she installed gravel on her front yard and was unaware that she needed a special permit. No plans or curb cuts were changed. It has made her property look better since it was dirt before the gravel and it provides a safer environment. Ms. Conniff read the building official comments into the record. Mailings were submitted to the file.

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

Thomas Sciarappa, 327 Washington Ave., looks nice and did a good job.

Commissioner Sullivan made a motion to close the public hearing on File #SP 21-97, seconded by Commissioner Mullins and passed.

Deliberation on Public Hearing Item: File SP #21-97

Commissioner Suggs made a motion to approve File #SP 21-97, seconded by Commissioner Tyler and passed 5 – 0.

Regular Meeting:

- 5. West Haven Bicycle-Pedestrian Plan.** Consider and approve the Scope of Work for the Bicycle-Pedestrian Plan to be done by the Southern CT Regional Council of Governments on behalf of the City of West Haven - commissioners discussed what other places in the city that should be studied like the shoreline, UNH, VA hospital and the gateway into the city, Elm St. bridge. Commissioner Milano stated the scope of the work needs to be approved with other sites being considered. Commissioner Milano made a motion to approve the scope of the plan, seconded by Commissioner Mullins and pass

Staff Reports

Commission discussed topics such adding language into the regulations regarding breweries and wineries and small businesses such as bakeries as home businesses as of right. Other discussion included approved siding for Village District Homes.

Other Business

Adjournment : 7: 35 p.m

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