

Town of East Haven
Planning and Zoning Commission

Special Meeting Minutes – Tuesday, December 14, 2021
at the Foxon Fire House Hall, 1420 North High Street

PLEASE NOTE: The minutes contained herein have not been approved or accepted by the subject agency and are not intended to be a full transcript of the agency's proceedings. Therefore, the minutes may contain errors or omissions as to form or substance. Subsequent filed minutes of the agency should be reviewed to confirm the agency's approval/acceptance of the content of these minutes. A recording of the agency's proceedings may also be available for review.

I. Roll Call and Pledge of Allegiance

Mr. Demayo started the meeting at 7:00 pm.

Present for the meeting were William Demayo (chair), Marlene Asid, John Tarducci, Bob Cubellotti and Lou Fusco.

Also, in attendance were Zoning Officer, Joseph Budrow, Town Engineer, Jonathan Bodwell and Town Attorney, Michael Luzzi.

II. Site Plan Review

1. **Application No. 21-13** – on behalf of A&G Developments, LLP., 133 Commerce Street. An application for a modification to previously-approved Site Plan Application No. 21-12 to allow for the expansion of an existing commercial building and other on-site improvements such as paving and drainage improvements.

Robert Mangino presented. He stated there were recommendations from the Town Engineer that were incorporated into the new site plan. He described the proposed building. He addressed the parking layout. The use is office and manufacturing. He stated there will be 17 employees per shift. The site will have 35 spaces. The use requires 95 spaces per the Zoning Regulations. There will be 15 available leased spaces available at 260 Commerce Street. Ms. Asid asked if this location will ever be open for retail. The answer was 'no.' Mr. Budrow stated that he will require a map of 260 Commerce Street to show the 15 spaces to be shared. He then explained how the Commission can allow for reduced parking. Mr. Mangino said the plan makes sense.

Attorney Luzzi stated that a letter was sent to the Commission at 6:35pm that night. The letter was from the East Haven Land Trust. He recommends the Commission accept the letter and that he and Mr. Bodwell have reviewed it. Mr. DeMayo also recommended that they accept the letter. It was entered into the record.

Mr. Bodwell stated that the Wetlands Commission was very concerned that no impact occurs to the abutting Land Trust property. He recommended that the existing dam be

clear of development. He referred to the drainage easement and he pointed to it on the plan. He stated it doesn't have anything to do with the Land Trust. He then stated that a conservation easement was offered to the Land Trust by the Wetlands Commission. If the Land Trust doesn't want it then it should be offered to the Town.

Mr. Bodwell asked questions of the applicant. He asked Mr. Mangino about the rear wall of the building and asked if it was going to be a retaining wall. The answer was 'yes.' Mr. Bodwell wants the two grade lines at the southwest corner be removed as the Wetlands Commission did not approve the grading there. He asked about the area of handicapped parking and the grading. The elevation needs to get to 21 feet. He mentioned the way there will be a connection to the drainage system. Any site plan changes will be at the zoning permit stage.

I. Deliberation Session

1. Discussion and possible vote on **Application No. 21-13 – on behalf of A&G Developments, LLP. 133 Commerce Street.**

Ms. Asid noted there will be updates to the site plan based on the comments in the Land Trust letter and under Mr. Bodwell's . Also, the parking situation will be worked out and the handicapped parking issue will be addressed.

MOTION: Ms. Asid made a motion to approve the application with a condition that the December 9 letter of Mr. Bodwell be addressed. **Motion carried, 5-0.**

III. Adjournment

MOTION: Mr. Tarducci made a motion to adjourn the meeting at 7:26. Mr. Fusco seconded the motion. All were in favor. **Motion carried, 5-0.**

- Joseph Budrow
Zoning Enforcement Officer