

RECEIVED FOR FILING
EAST HAVEN
DATE **03/29/2021** TIME **1:00PM**
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Planning and Zoning Minutes

The East Haven Planning and Zoning Commission held a special meeting on Wednesday, March 17, 2021 at 7:00 PM via video-conference and conference call as noted above to conduct the following:

Chairman DeMayo called the meeting to order at 7:01 p.m.

Staff Present: Jonathan Bodwell, Town Engineer, Joseph Budrow, Zoning Official, and Assistant Town Attorney Jennifer Coppola.

Roll Call

5 Present (a quorum present)

Administrative Actions

Commissioner Tarducci moved to accept/approve minutes from the December 2, 2020 special meeting. Commissioner Shaul second the motion.

Roll Call-3 In favor. None opposed. 2 Abstentions (Asid and Cubellotti)

Approved

Accept/Approve minutes from the January 6, 2021 regular meeting.

Commissioner Asid moved to approve with a correction; the adjournment time of 10:23 was omitted.

Commissioner Tarducci second the motion.

Roll call-4 In favor. None opposed. 1 Abstention (Cubellotti)

Approved

Public Hearing #1: Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations) [The Commission will discuss selection of a special meeting date for continuation of public hearing.].

Remains Open

Public Hearing #2: Application #21-02-S: 201 and 215 Saltonstall Parkway: Application for Modified Site Plan. Request for a car wash facility. Owner: 201 Saltonstall Parkway, LLC; Applicant: Splash Car Wash, Inc. C/O Jason Frank.

Chairman DeMayo recognized Darin Overton from SLR Consulting Engineers of Cheshire. Mr. Overton explained that this is 2 parcels shy of an acre in a CC Zone. The railroad tracks are to the north, Saltonstall Parkway to the south, and a Sunoco station to the west; this is a fully developed site with a self-service car wash and two repair garages. It is our intent to develop the site with a new fully automated car-wash with a pay station and room enough to stack 20 cars.

Chairman DeMayo asked if they will be stacking cars into the street.

Mr. Frank the applicant for Splash Car Wash Inc. stated that they don't typically stack into the road and it shouldn't be an issue because they can process 200 cars in an hour.

Chairman DeMayo indicated that this is a heavily traveled road and if you have unlimited car washes per month it could possibly cause an issue.

Mr. Frank stated that this is a new designed model of a car-wash. He did visit the car-wash in Branford and they do have some stacking issues. We don't have any towel drying and the vacuums are free for customers and again we have the ability to serve 200 customers in an hour it is fully automated. It includes automated high pressure wheel washers and cleaners, all much better engineered.

Chairman DeMayo asked how many employees?

Mr. Frank indicated 3 employees will maintain the fully automated car-wash; it will be 110 ft. in length and there will be 4 to 5 bays to process the cars.

Chairman DeMayo indicated that he has a concern in the winter with water at the exit freezing over.

Mr. Frank indicated that there is minimum water residue because their dryers produced by Sunny dry at a rate of 200 mph speed; it shears all the water off of the vehicles.

Chairman DeMayo asked the cost of a car-wash.

Mr. Frank indicated \$8-\$9.00

Mr. Overton indicated that at the end of the car wash tunnel there are drains and the drainage is based on the 10 year event, which will drain into the state's storm drainage system. They will be reducing the impervious area as well.

Commissioner Asid asked if you have to go through the service area to exit the site.

Mr. Frank indicated that there is an open exit available without going through the car-wash.

Chairman DeMayo asked the Town Engineer, Jonathan Bodwell if he had any issues.

Mr. Bodwell indicated any concerns that he had were addressed and corrected. The applicant is required to obtain all state and local approval and permits. This will have a standard storefront; the drainage is sufficient and also due to the decrease in the impervious surface. Once the buildings are demolished there won't be any auto repair.

Commissioner Cubellotti asked what the hours of operation will be and how many vacuums will be available.

Commissioner Asid asked if there will be air available.

Mr. Frank indicated that the hours of operation are 7:00 a.m.-10:00 p.m. air will not be available, along to with 18 vacuums.

Mr. Joseph Budrow, Zoning Official indicated he reviewed the plans and is impressed with the quality of storm water management on site but would like to see if the grade toward the grass could include some infiltrators, which would decrease the storm water on the impervious surface.

Mr. Frank indicated that they have contacted DEEP with regard to the large oil separator and grit system and new permits will be obtained from GNHWPCA. The site will be landscaped as submitted in the plans.

Public Hearing portion closed at 7:38 p.m.

Site Plans

None.

Deliberation Session

Application #21-02-S: 201 and 215 Saltonstall Parkway.

Commissioner Asid moved to approve with the condition that all appropriate permits are in place.

Commissioner Tarducci second the motion.

Roll call vote-All in favor. None opposed. No abstentions.

Approved with Conditions.

Administrative Approval by Zoning Enforcement Officer

None.

VII. Discussion

A. Scheduling of a special meeting to discuss zoning status of Foxon Road.
Discussion remains open.

B. Correspondence to the commission from Patrick Rowland dated December 18, 2020.
Attorney Coppola indicated the town received correspondence from Mr. Roland with regard to the regulations; to consider guidance from DEEP be included in our regulations as they relate to the floodplain management. Town Engineer Jonathan Bodwell indicated these requirements are in our building code and we can also find some of the same regulations under flood and erosion pursuant to the Town Charter; they are some of the same standards.

Mr. Rowland asked the commission to read the recommendations from Diane Ikovich of DEEP. These are not mandatory but a recommendation to be added to our Floodplain Management Regulations.

Attorney Coppola stated that they are looking at the amendments.

Mr. Bodwell indicated that he and the Building Official have had a discussion regarding these comments.

C. Discussion of Section 34.5 of Zoning Regulations regarding outdoor sales of alcoholic beverages.
Attorney Coppola indicated that there is a lot going on at the state level regarding outdoor dining.

Commissioner Asid said she doesn't believe there is much meat to what is being proposed at the state.

Attorney Coppola stated that outdoor dining contributes to the vibrancy of the community but what is the right way to allow outdoor dining as it relates to alcohol.

Mr. Budrow stated that our current regulation requires that you must enter through the restaurant to the outdoors with no exits from outdoor area.

Chairman DeMayo stated without revision what to do?

Attorney Coppola we have to wait to see what the legislative action will be.

VIII. Executive Session

The Clerk read the following:

A. Discuss the status of the pending litigation of The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S), and possible action relating to same.

B. Consider whether to convene in executive session to discuss the status of the pending litigation of The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S).

Commissioner Asid moved to enter into executive session to include Attorney Coppola and Joe Budrow Zoning Official.

Commissioner Shaul second the motion.

Voice vote.-All in favor. None opposed. No abstentions.

Commission Enter into Executive Session at 7:56 p.m.

Commissioner Asid moved to reconvene the meeting and adjourn at 9:18 p.m.

Commissioner Tarducci second the motion.

Voice vote.-All in favor. None opposed. No abstentions.

Meeting adjourned at 9:13 p.m.

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk