

PLANNING AND ZONING COMMISSION
Public Hearing

The East Haven Planning and Zoning Commission held its regularly scheduled meeting February 4, 2015, at 7:00 p.m. at the East Haven Community Center, 90 Taylor Avenue, East Haven in order to transact the following:

Chairman called the meeting to order at 7:00 p.m.

Roll Call – 4 Present (Colangelo, Metzler, Cianelli, and Alternate Rivera) 2 Absent (Fiorillo and Richardson)

Staff Present: Frank Biancur, Zoning Official, Alfred Zullo, Assistant Town Attorney
Attorney Alfred Zullo, disclosed that he represents the Trolley Museum.

Wayne Sandford, Trolley Museum representative stated that the Trolley Museum at River Street utilizes the current building for ticket sales and is open to the public. We purchased the single family residence across the street to store archives. Ten months ago we received an inquiry from Grand Central Station with regard to an unbelievable reserve of trolley car archives; deeds, books, letters, etc. We currently have about six thousand volumes, along with another six thousand from Grand Central and two thousand stored in a trolley we are in need of this building at number 14 River Street. We need to move archives out of the flood plain where they are currently stored. The Museum will end up with the most extensive collection of researchable memorabilia in the country. Currently, there are only about 20 people who come to do research. The building will be properly ventilated, with offices, and we will hold our meetings there it is not open to the general public without appointments, we are not asking to increase programs at this address we are just expanding curatorial and to store properly.

Chairman Cianelli recognized Ellen D'Agostino 22 and 18 River Street and Niki Whitehead, 9 Hilton Avenue. They acknowledge that the museum is doing valuable work and have no objection. The concern they have is with the Special Exception, they believe there should be some reasonable conditions (submitted and filed). They indicate that this is a historic district and want to establish some conditions no outdoor storage, no accessory use, reestablish a natural buffer, no public parking, etc.

Sandra Wright, 4 Martin Road asked the hours and if the pool and garage would remain.

Wayne Sandford indicated that the pool is not remaining and the building and garage will be alarmed, we just need more space. Not open to general public, by appointment only during normal business hours.

Chairman Cianelli closed the public hearing at 7:34 p.m.

PLANNING AND ZONING COMMISSION

The East Haven Planning and Zoning Commission held its regularly scheduled meeting February 4, 2015, at 7:00 p.m. at the East Haven Community Center, 90 Taylor Avenue, East Haven in order to transact the following:

Chairman called the meeting to order at 7:40 p.m.

Roll Call – 4 Present (Colangelo, Metzler, Cianelli, and Alternate Rivera) 2 Absent (Fiorillo and Richardson)

Staff Present: Frank Biancur, Zoning Official, Alfred Zullo, Assistant Town Attorney

Commissioner Colangelo moved to accept and approval of minutes of January 7, 2015.

Commissioner Metzler second the motion.

Voice Vote: All in Favor. None Opposed. No Abstentions.

Approved

No Old Business

- 3 a. 14 River Street, application to change the use of the residential dwelling for museum use. Commissioner Metzler moved to approve with the following conditions:
Prohibit any outdoor storage other than normally permitted for a single family residence.
Be in compliance with the storage container ordinance.
Use is for staff not for general public.
Limit of 8 non-commercial vehicles.
Also, to include the conditions of the Town Engineer with regard to Inland/Wetland regulations and buffer zones.
Commissioner Colangelo second the motion.
Roll Call Vote – All in Favor. None Opposed. No Abstentions.
Approved with Conditions
- 3 b. 199 Saltonstall Parkway (rear), application to open a used tire business.
Chairman Cianelli asked if this is a similar use to your last application that you withdrew. The applicant indicated that this will be for used tire repairs only, no repair plates are needed. Commissioner Metzler indicated that after an inspection of the site he doesn't see where there is adequate parking for the cleaners and the Ecuadorian store because your plans indicate that you will be building a 14 ft. x 4 ft. ramp.

The applicant indicated that they will not need parking; they fix the tire and go. The other tenants do not have any issues.

Chairman Cianelli asked if they will be applying for a used car licenses.
Commissioner Rivera asked if you are changing tires inside the building, he believes you will need an exhaust system to diminish the fumes.

The applicant stated that he does not want to place anyone at risk; it takes 20 minutes to change a tire, which they can do outside. Therefore, we don't have to have any cars inside and can we use a cover-it. We will not be selling used cars or applying for that license.

Chairman Cianelli stated that you can place an enclosure similar to a cover-it behind the building it must meet the set-backs, no ramping, no cars inside, only tire storage, and remove tires according to statute. Keep the area clear of debris and tires. Is this agreeable to you?

Applicant "yes."

Commissioner Metzler moved to approve with the conditions set forth by the Chairman.
Commissioner Colangelo second the motion.
Voice Vote: All in Favor. None Opposed. No Abstentions.
Approved with Conditions

Commissioner Metzler moved to adjourn.
Commissioner Colangelo second the motion.
Voice Vote: All in Favor. None Opposed. No Abstentions.
Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk