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Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its Regular meeting immediately following a certain Public Hearing on Wednesday April 6, 2016 at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

- 1a) Commissioner DeMayo moved to accept and approve minutes from March 2, 2016 Regular Meeting.
Commissioner Colangelo second the motion.
Voice Vote -- All in favor. None opposed. No abstentions
Approved
- 1b) Commissioner Colangelo moved to accept and approve minutes from March 22, 2016 Special Meeting.
Commissioner DeMayo second the motion.
Voice Vote -- All in favor. None opposed. No abstentions
Approved
- 2a) 180 aka 242 Strong Street - Autumn View - Request for 5-year extension of the approval with conditions for the Planned Elderly Zoning District site plan (initial approval February 7, 2007).
Chairman Cianelli read a letter from the applicant's attorney asking that the conditions of drainage be based on the regulations at the time of the initial approval (2007). The town and the applicant have been in long discussions with regard to the extension; the State of Connecticut recently requested that all towns adopt new storm water management regulations. The regulations have not been changed for 50 years these newly adopted drainage regulations are what the town is enforcing.

Attorney Lemley opposed the approval of the extension with current drainage regulation instead of what was enforce at the time of the original approval.

Attorney Alfred Zullo stated that state statutes will allow for the commission to place conditions from the time of the original approval, which were the conditions of water drainage at the time of the original approval. The town will not issue a building permit without a revised drainage plan for this approved site.

Attorney Lemley stated that the applicants' attorney is opposed to utilizing the current regulations.

Kevin White, Town Engineer stated the town has newly approved regulations for storm water management. If you are not in agreement with those new regulations, then you should have completed the project at the time of approval.

Commissioner DeMayo indicated that he has researched the renewal and after such long period of time the town has the ability to update the original conditions.

Commissioner DeMayo moved to approve the 5year extension with the following conditions: no building permits issued until a new updated drainage plan based on the current storm-water management regulations provided to the engineer for any and all drainage then approved by the town engineer.

Commissioner Colangelo second the motion.

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

Approved with Drainage Conditions (Newly adopted storm water management 2016)

- 3a) 470 Bradley Street - Vineyard Valley, Inc. - Special Exception Application and request to lift Cease and Desist order in order to remove previously cut logs/trees from property.

Chairman Cianelli applauded the neighbors for their concerns.

Commissioner DeMayo moved to modify the cease and desist order to allow the removal of the trees that have been cut, the work to be limited to that described in the application as modified by the following conditions:

1. Brush will be removed to the interior of the lot and the sand piles will be graded and smoothed grass planted.
2. The total time to perform the work shall be four weeks beginning from the end of the appeal period.
3. The hours of work will be from 8:00 a.m. to 5:00 p.m. Monday thru Friday and Saturday 8:00 a.m. until noon.
4. Details on the staging area will be submitted to the Town Engineer for review and approval.
5. All silt fences will be repaired before work begins and additional silting installed per the requirements of the engineer.
6. Any disturbed areas will be stabilized per the Town Engineer.
7. The removal of the trees will be limited to the shaded area entitled "Harvesting Area" as described on the map submitted with the application stamped by the Town of East Haven with the date of January 28, 2016.
8. Inspection by the Town Engineer after the removal is complete and remedial work to be performed per the Town Engineer's requirements.
9. The cease and desist as to the cutting and removal of any other stand trees located on the property shall remain in effect.

Commissioner Colangelo second the motion.

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

Approved with the Abovementioned Conditions

- 3b) 9 Venice Place - Irish American Community Center - Request to lift Cease and Desist Order. Chairman Cianelli recognized the members of the Irish Club who explained that it was their intention to expand their football field to regulation size for Irish football. It has taken a large amount of material to bring the site to grade and they have not been successful. They have had problems with the neighbors too. In March we received a letter from the Town Engineer requiring answers to some questions. Our engineer has indicated that they cannot determine the extent of the work required to finish the job until they remove the loose material and see what is underneath.

Kevin White stated that the questions remain the same.

Chairman Cianelli stated that an "As Built" was not submitted to the Town Engineer until December 10, 2015. Do you think you will need to continue to blast?

John Cullen indicated possibly a little more.

Commissioner DeMayo asked if they had an engineer because they are doing a half ass job costing you a lot of time and money to accomplish this field. No more blasting, there will be more unknowns and you have not complied with our conditions to date.

The members of the Irish Club indicated that they cannot move the dirt and loose rock to determine the unknown, not to crush or blast but to provide the Town Engineer answers to his questions.

Chairman Cianelli indicated possible limited relief and how long it will take to remove the material, we can modify the cease and desist conditions.

Commissioner Colangelo moved modify the cease and desist to have a plan for the slope, remove only the loose material and come back to the commission with a drawing of the embankment stabilized, no excavation or blasting, hours 8:00 a.m. to 4:30 p.m., a plan for the final completion for the Engineer, and sediment controls in place.

Commissioner Rivera second the motion.

Roll call vote. – 3 In favor (Colangelo, Rivera, and Cianelli). One opposed (DeMayo). No abstentions.

Modified Cease and Desist/Approved with Conditions

- 4a) 400 Coe Avenue - Administrative Approval of parking plan for previously approved Site Plan Application.

Mr. Soto explained the parking plan to the commission stating that there is a total of 19 spaces eliminating spaces along the building with entry at the first curb cut.

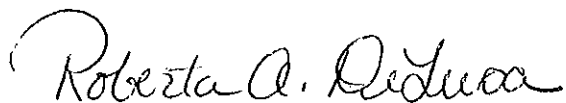
Administratively Approved

Commissioner DeMayo moved to adjourn.

Commissioner Colangelo second the motion.

Voice vote. – All in favor. None opposed. No abstentions.
Meeting adjourned at 8:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roberta A. DeLuca". The signature is written in black ink and is positioned above the printed name and title.

Roberta A DeLuca
Commission Clerk