

Town of East Haven PLANNING AND ZONING

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, April 3, 2013, at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

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

Roll Call – 5 Commissioners Present (Cianelli, Colangelo, Fiorillo, Ruocco, and [DeMayo alternate])

1 Absent – Raymond

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

1a) Accept/ Approval of Minutes from March 6th, 2013 meeting

Commissioner Fiorillo moved to approve the minutes.

Commissioner Ruocco

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

Approved

2a) No Old Business

3a) 318-320 Main Street (Dunkin Donuts Plaza)

Accept for review, discussion, & possible decision.

Mr. Scatino (spl?) stated that the site plan speaks for itself, the changes address safety and traffic concerns. There won't be an increase in traffic flow; there will be a significant change in the balance of flow.

Chris Juliano, PE stated that the new plan is an alternative to an additional building.

Tobacco Express will shift slightly to give more room to Dunkin Donuts. The dumpster will be moved to the back corner and will give an additional three parking spaces, the space in front of the building will be slightly angled to eliminate on site traffic conflicts.

Commissioner DeMayo asked what is the total parking for the site and how many employees at Froyo.

Mr. Angelini stated that there are a total of 36 parking spaces and 2+ employees for Froyo.

Mr. Biancur confirmed that they were moving the internal wall over ten feet.

Commissioner DeMayo asked how many accidents occurred on site and in front of the site.

The engineer from Milone and McBroom stated 40 on site accidents and 14 accidents in 3 years in front of the site. Most of the on site accident where caused by backing up into on coming traffic, now the space will be angled to remove those types of traffic conflicts.

Commissioner DeMayo concern is that the parking lot in the summer months will be overloaded.

Chairman Cianelli asked how many employees will be working on each shift for each tenant.

Mr. Angelini stated 4 employees at Dunkin Donuts, 2 employees at Froyo and 1 employee at Tobacco Express, which is calculated in the requirements for parking spaces.

Attorney Zullo indicated that is important to have comments from the Town of East Haven's engineer prior to a decision.

Commissioner Fiorillo asked how much additional space will be added to the Dunkin Donuts tenant space and how much space would that leave Tobacco Express.

Mr. Angelini stated that it will add 700 sq. ft to Dunkin Donuts and leave Tobacco Express with a little less that 1200 sq. ft. We have to move the wall either way, Froyo require a certain amount of square footage.

Mr. Sullivan stated that there will be zero impact on traffic or circulation of traffic from the added space.

Commission Fiorillo moved to table.

Commissioner Colangelo second the motion.

Roll Call – All In Favor. None Opposed. No Abstentions.

Tabled

3(b) Accept Autumn View Housing resubmission for review and to set the public hearing date.

Commissioner Fiorillo moved to accept for review and set a public date for May 29, 2013.

Commissioner Colangelo second the motion.

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

Approved.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk