

Planning and Zoning Commission
Wednesday, November 6, 2013 at 7:00pm
East Haven Community Center, 91 Taylor Avenue, East Haven, CT

The East Haven Planning and Zoning Commission held its Regular Scheduled Meeting Wednesday, November 6, 2013, at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT

Chairman Cianelli called the meeting to order at 7: 23 p.m.

Roll call: Present 5(Ruocco, Raymond, Cianelli, Colangelo, and Fiorillo)
Commissioner Metzler (alternate present not voting)

Staff Present: Alfred Zullo, Assistant Town Attorney, Kevin White, PE, Town Engineer,
and Frank Biancur, Zoning Official

1a) Commissioner Colangelo moved to accept and approve the minutes from the previous month's meeting.
Commissioner Fiorillo second the motion.
Roll call – 4 In Favor. None opposed. 1 Abstention (Ruocco)
Approved

2a) Change Order of Agenda.
Commissioner Colangelo moved to change the order of the agenda to accommodate the zone change prior to the approval of the proposed two storage units.
Voice vote- all in favor. None opposed. No abstentions.
Approved

3a) Site Plan Approval for manufacturing company at 158 Commerce Street.
Commissioner Metzler

Commissioner Raymond recused himself from the commission and
Commissioner Metzler voted on this item only.

Chairman Canelli recognized Charles D. Ray, Esquire of McCarter and English, Hartford, CT. Attorney Ray stated that this is a 3 acre site currently zoned LI-II, 41,000 sq. ft. to produce and dispense State Regulated Medical Marijuana, with another 3300 sq. ft. of office space. This is a highly regulated use, the parcel will have a buffer zone with one exit and one entrance, security fencing and gated; all access will be sealed off from the public. Secured access will be only for employees during business hours only.

Frank Biancur, Zoning Official stated that the first step in this process is to get site plan approval then apply to the State of Connecticut. The State will be choosing 5 dispensing sites with an anticipated 3 production facilities and licensing is contingent upon town approval.

Commissioner Fiorillo asked how many employees will be at this site.

Attorney Ray stated 5 to 6 employees until it ramps up, then 25-30, for growing and manufacturing.

Commissioner Ruocco stated if accepted, will there be grow lighting on site.

Chairman Cianelli stated that this is the first step of several.

The commission decided upon conditions of approval:

1. "Statement of Use" subject to zoning approval.
2. Complete list of State requirements and fencing requirements and must come before the commission again.
3. Provide an As-Built and tenant fit out plans.
4. Any conditions of the town engineer.

Kevin White, PE, Town Engineer stated approval of the site plan would be acceptable but we must do our due diligence regarding the use permit we are here to protect the community.

Commissioner Fiorillo moved to approve the site plan with the conditions set forth by the commission.

Commissioner Colangelo second the motion.

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

Approved with Conditions

4a) Any other business that may come before the commission

2a) Zone change for Cross Street from an R-1 to a CB-1 Zone.
Commissioner Ruocco moved to approve the zone change.
Commissioner Fiorillo second the motion.
Voice vote- all in favor. None opposed. No abstentions.
Approved

2b) 41 & 45 Foxon Boulevard – proposal to construct (2) two storage facilities.
Commissioner Ruocco asked if a security code would be registered with the Police Department and Fire Department.
The applicant, Mr. Vadala, stated that there will be an attendant on site on Highland Avenue at ABC Printing. There will be night lighting, which projects down 15 ft. out.

Mr. Metzler asked what the hours of operation would be; he would like to see them set at 7:00 a.m. to 8:00 p.m. and Sunday 7:00a.m. – 6:00 p.m.

Attorney Zullo stated that before any construction starts a deed merger has to be recorded in the Town Clerk's Office.

Commissioner Fiorillo asked that one of the conditions be that the site be cleaned up and maintained, remove the heavy equipment and the boat, privacy fencing with arborvitaes, hours of operation set at 7:00 a.m. to 8:00 p.m. and Sunday 7:00a.m. – 6:00 p.m.

and the applicant provides a deed of merger.

Commissioner Colangelo second the motion.

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

Approved with Conditions and Pending a Deed of Mergers

- 2c) 68 Brown Road blight violation resolved, remove violation and fines. Town Attorney, Alfred Zullo stated that he and Ms. Whitehead visited the site and have come to an agreement. She will maintain the brush and vines along the fence line and remove the unregistered vehicle. Therefore, he believes that the fine and violation should be withdrawn from this site.

Commissioner Ruocco moved to approve the withdrawal of the violation and deem it resolved.

Commissioner Colangelo second the motion.

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

Approved

- 2d) 142 -148 Bradford Street, site plan.

Commissioner Fiorillo moved to accept for review and set a public hearing date for January 8, 2014.

Commissioner Raymond second the motion.

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

Accepted for Review/Public Hearing Date Set 1/8/2014

4b) STAFF REPORT

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk