

PLANNING AND ZONING

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, March 05, 2014, 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 immediately following the public hearing
Roll call – 5 Present (Cianelli, Metzler, Rivera, Fiorillo, and Richardson)
Staff Present – Joseph DiSilvestro, Esq., Assistant Town Attorney, Frank Biancur, Zoning Official, Kevin White, PE, Town Engineer

1. Approve minutes of February 20, 2014 meeting.
Commissioner Metzler moved to accept the minutes.
Commissioner Fiorillo second the motion.
Voice vote- four in favor. None opposed. One abstentions (Richardson).
Approved
2. 87 Hunt Lane, 87 Hunt Lane Associates LLC, proposal to construct three new homes.

Attorney Nicholas Mingione stated that this is an R-3 zone, 1.8 acres of land split into 3 building lots, no watercourses or wetlands. This subdivision is serviced by city sewers and water, they meet all the bulk standards and have received the variance for this subdivision. They are in complete compliance.

Commission asked if going to Zoning Board of Appeals was putting the horse before the cart? We don't have regulations for rear lots, going to ZBA made you compliant and put us in an interesting position.

Attorney Mingione stated that he was instructed to go to ZBA and because we did, we now have case law to support our approval. These are not considered rear lots but rather flag shaped lots.

Conversation with the Town Attorney regarding case took place.

Commissioner Metzler moved to table this item pending the Town Attorney's review of case law relevant to this sub-division.

Commissioner Fiorillo second the motion.

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

Tabled

3. Chairman Cianelli will entertain a motion to add 199 Saltonstall Parkway, site plan approval for a used automobile dealership to the agenda.

Commissioner Metzler moved to add to the agenda 199 Saltonstall Parkway- Site Plan Approval for a used automobile dealership which was previously tabled at the February 20, 2014 meeting for a possible decision.

Commissioner Fiorillo second the motion.
Voice vote- all in favor. None opposed. No abstentions.

199 Saltonstall Parkway Site Plan Approval for a used automobile dealership.
Mr. Biancur stated that the applicants are not ready at this time and request to be tabled until the April meeting.
Commissioner Richardson moved to table.
Commissioner Fiorillo second the motion.
Voice vote- all in favor. None opposed. No abstentions.
Tabled

4. Commissioner Richardson moved to add to the agenda the petition of Leonard Fasano, Esq. on behalf of South Shore LLC for a zone change and site plan involving the property at 142-148 Bradford Avenue and 125-131 Cosey Beach Avenue to change the existing S1 Zone to a proposed PDD Zone for future construction of 106 age restricted residential housing units for a possible decision.

Commissioner Fiorillo second the motion to add to the agenda.
Voice vote- all in favor. None opposed. No abstentions.

Petition on behalf of South Shore LLC for a zone change and site plan involving the property at 142-148 Bradford Avenue and 125-131 Cosey Beach Avenue to change the existing S1 Zone to a proposed PDD Zone for future construction of 106 age restricted residential housing units.

Attorney Mingione requested that the public hearing remain open until April's meeting, revised plans will be available at that time.

No Action Necessary/Public Hearing Remains Open

5. Commissioner Richardson moved to add to the agenda the petition of Lancaster Land, L.P. for the establishment of a zone change and site plan approval to a Planned Elderly Facilities District (PEFD) Zone located at 533 Strong Street for the future construction of a four story apartment building with 112 units for a possible decision.

Commissioner Fiorillo second the motion to add to the agenda.
Voice vote- all in favor. None opposed. No abstentions.

The petition of Lancaster Land L.P. for the establishment of a zone change and site plan approval to a Planned Elderly Facilities District (PEFD) Zone located at 533 Strong Street for the future construction of a four story apartment building with 112 units.

Chairman Cianelli stated that at this time the public hearing will remain open and no action is required.

No Action Necessary/Public Hearing Remains Open

6. Commissioner Richardson moved to add to the agenda the petition of Paul Carbo, for a Zone Change to the property located at 209 Mill Street, from an R-3 to a CD Zone for a possible decision.

Commissioner Fiorillo second the motion to add to the agenda.
Voice vote- all in favor. None opposed. No abstentions.

The petition of Paul Carbo for a Zone Change to the property located at 209 Mill Street, from an R-3 to a CD Zone.

William Taft, 201 Mill Street stated that he has been through this before with Mr. Carbo. Mr. Carbo knew when he purchased the property it was residential and the last time he tried to change the zone, my family appealed the decision and won.

Barbara Liston, 124 Pleasant Avenue stated that prior to her purchasing her home and making substantial improvements she contacted the town with regard to the zone behind her house and was assured it would remain residential. She is opposed to the zone change. Commission Fiorillo stated that this is similar to the approval on Foxon Boulevard where the parcels are residential and abut a commercial zone, which seem more suitable as commercial zone.

Commissioner Fiorillo moved to approve the zone change.

Commissioner Metzler second the motion.

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

Approved

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk