

Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its regularly scheduled meeting June 4, 2014 at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT

Chairman Cianelli returned to the public hearing which remained open from June 4, 2014.

Chairman Cianelli requested roll call:

4 Present (Fiorillo, Colangelo, Metzler, and Cianelli) 1 Absent (Richardson)

Chairman Cianelli received a letter of withdrawal from the applicant for 11 Roma Street. Chairman Cianelli thanked everyone for their input and attending the meeting. Excepted the public's petition and requested a motion to close the public hearing.

No Action Necessary. Meeting closed 7:07 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk

Planning and Zoning Commission

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Chairman Cianelli called the meeting to order.

Chairman Cianelli requested roll call:

4 Present (Fiorillo, Colangelo, Metzler, and Cianelli) 1 Absent (Richardson)

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

1. Accept minutes of May 7, 2014.

Commissioner Fiorillo noted a change to the minutes with regard to the phrase special exception that it should have remained.

Voice vote – All In Favor. None Opposed. No Abstentions.

Approved with amendment

2. No Old Business

3. 18 Wheelbarrow Lane proposed 1800 sq. ft. building.

Bob Criscuolo engineer for the applicant stated that this parcel is a 2.1 acre parcel with unique topography. The intent is to build a 30ft. x 60ft. building, 1800 sq. ft. with electric, plumbing, and landscaping. There are a total of 4 employees and the hours of operation are 8:00a.m.-4:00p.m. Monday-Friday and Saturday 8:00a.m.-noon. Construction will take place on the lower portion of the parcel and access will be at the southerly end.

Commission Metzler asked if equipment and any hazardous material will be stored at the site.

Mr. Criscuolo indicated that no hazardous material will be stored on site and their trucks and equipment will be stored inside access through the overhead doors and one dumpster on site fenced.

Kevin White, PE, Town Engineer stated that the sign for the high school is located on the site would you be willing to give the town an easement for the sign and that the SNET easement run through the property and will remain. Also a bond for \$20,000 is required.

Chairman Cianelli stated that the construction documents show a nice block building; be sure to provide silt fencing and detailed drainage. Any additional issues or concerns you should contact the engineer.

Commissioner Fiorillo moved to approve with the conditions of the Town Engineer and requested an easement be initiated for the sign.

Commissioner Colangelo second the motion.

Voice vote – All In Favor. None Opposed. No Abstentions.

Approved with conditions

4. 11 Roma Street – Special Exception
Withdrawn by applicant

5. 405 Main Street modify site plan for the use of outside tables.

Mr. Biancur stated that the owner of the store would like to place picnic tables in the back corner of the parking lot.

Chairman Cianelli indicated that the tables would be okay with some type of fencing and if they would not mind putting a 6ft. vinyl fence around the exhaust stack facing Main Street because it looks unsightly.

The applicant is in agreement.

Commissioner Fiorillo moved to approve with conditions.

Commissioner Metzler 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 7:25p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk