

Planning and Zoning Commission
Public Hearing

The East Haven Planning and Zoning Commission held the continuance of a certain Public Hearing September 3, 2014 at 7:00 at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT to transact the following:

Chairman Cianelli called the continuation of the public hearing from August 6, 2014, to order at 7:02 p.m.
Roll call – 4 Present: Richardson, Metzler, Fiorillo, Cianelli.
1 Absent: Fiorillo (Commissioner Fiorillo arrived at 7:07 p.m.)
Staff Present – Frank Biancur, Zoning Official, Kevin White, PE, Town Engineer, and Joseph Zullo, Esq., Town Attorney.

Chairman Cianelli recognized Ken Baldwin of Robinson Cole Attorney's at Law, explained that they are seeking a special exception for rooftop wireless antennas at 441 Coe Avenue (FKA #445). They addressed all the concerns of the Zoning Commission, the screening of the antennas, reduced the number of antennas to 6, which reduces the loads and will be less visible, and provided a rendering of how it will appear and you will see it all blends nicely. The generator still remains at the north end of the property and will be fenced with plantings. They are in compliance with FCC, Verizon will have a dedicated radio frequency.

No public comment.

Chairman Cianelli asked if there were any flood plain issues and Mr. White indicated he is satisfied.

Mr. Biancur stated he believes that all the commissions concerns have been addressed with a much improved plan.

Commissioner Richardson stated that this is a good plan and a great job. Would another company have the ability to place antennas on yours?

Attorney Baldwin indicated, no, but they might be able to place them on another part of the roof.

Commissioner Metzler stated that the height of the generator is 7ft. and the fence is 6 ft. it does not protect the generator.

Attorney Baldwin indicated that the chain-link sits on top of the platform 13 ft. above grade, locked with ladder guard.

No Further comments.

Chairman Cianelli closed the public hearing at 7:17p.m.

Planning and Zoning

The East Haven Planning and Zoning Commission held its regularly scheduled meeting September 3, 2014 at 7:00 at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT to transact the following:

Chairman Cianelli called the continuation of the public hearing from August 6, 2014, to order at 7:18 p.m.
Roll call – 4 Present: Richardson, Metzler, Fiorillo, Cianelli.
1 Absent: Fiorillo (Commissioner Fiorillo arrived at 7:07 p.m.)
Staff Present – Frank Biancur, Zoning Official, Kevin White, PE, Town Engineer, and Joseph Zullo, Esq., Town Attorney.

Item #1

Commissioner Fiorillo moved to accept the minutes of August 6, 2014.

Commissioner Colangelo second the motion.

Voice Vote-All in favor. None Opposed. No abstentions.

Approved

Item # 2

a. 441 Coe Avenue site plan approval for rooftop wireless telecommunications facility.

Commissioner Fiorillo moved to approve as revised.

Commissioner Colangelo second the motion.

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

Approved

Item # 3

a. 650 Coe Avenue, application to subdivide building to allow for retail store to occupy.

Chairman Cianelli recognized Karl Muller who stated he doesn't know why he is before the board since this application was approved 20 years prior.

Mr. Biancur stated that the store would be approximately 10,000 sq. ft. to accommodate Dollar General, which is more like Xpect Discount than a dollar store. The Building Official, Fire Marshal, and Sal Bracati, Economic Development Director all have no issues with this application, except to provide a Statement of Use.

Chairman Cianelli asked if the island on the north side of the building connects with the adjacent parking lot because exiting your site is difficult.

Mr. Muller indicated that the parking lots do not connect and he has never had an issue exiting that facility. It has clear visibility; it has easy access for trailer trucks because the building is set back never any issue with bottlenecking.

Commissioner Richardson pointed out that the store will generate more traffic.

Mr. Muller stated that there was a time when he had 35 employees and \$20 Million in business and had no issues with traffic.

Commissioner Colangelo asked about track trailers that will service Dollar General.

Mr. Muller indicated that should be about two trucks a week. This is a great company that will have as much truck traffic as TJ Maxx.

Commissioner Richardson clarified that this store will be 10,000 sq. ft., with 30 parking spaces and two handicap spaces.

Mr. Biancur stated there are another 20 spaces.

Commissioner Metzler stated that this is all common area and is there a plan for the signage?

Mr. Muller indicated that the sign will be self standing.

Chairman Cianelli asked the Town Engineers for his comments and he replied that he received this application on August 28, 2014, not enough time to review and sign off. It may call for additional lighting.

Mr. Muller stated that there are 4 poles there currently, they were upgraded in 1994 along with the landscaping on a new site plan.

Chairman Cianelli indicated that we will try to help you move along by approving this with conditions.

Commissioner Fiorillo moved to approve with all conditions of the Town Engineer, plus to possibility address additional lighting, increase parking and signage.

Commissioner Metzler second the motion.

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

Approve with conditions.

- b. 540Main Street, Goody's Hardware application for an 1800 sq. ft. addition to the existing building.

Chairman Cianelli recognized Dan and Michael Katz owners of Goody's Hardware.

They explained to the commission that they own the next two parcels on the west side of the store. Their plan is to demolish the house, add an 1800 sq. ft. addition to house more seasonal products; it will be fenced with protective foliage with no entrance or exit from that side of the building. The remainder of the property will be to accommodate parking for the employees.

Mr. Biancur stated that he has no concerns and it's a step forward in the west end.

Mr. White stated professionally he has concerns because there are no professional plans but would like to see them get started with construction. I would like to have professional drawing within the next two weeks.

Commissioner Richardson made clarification that there will be no access by the public to this addition the entrance will remain the same.

Michael Katz indicated that it is not part of the actual structure therefore; we had to get approval from the State Building and Fire Marshal's office.

Commissioner Richardson moved to approve with the conditions of Town Engineer and to provide professional site plan drawing as soon as possible.

Commissioner Metzler seconds the motion.

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

Item # 4

Any business that comes before the commission.

Chairman Cianelli stated that Commissioner Richardson has been organizing some changes to the parking regulation and other regulation that are deficient. This will address parking, PODS, campers, mobile homes, etc.

Commissioner Richardson moved to set a Public Hearing for amendments to the regulations for October 1, 2014.

Commissioner Colangelo seconds the motion.

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

Public Hearing Date 10/1/2014

Chairman Cianelli would like to set a policy for the Planning and Zoning Board that all applications along with site plans must be submitted to the Town Engineer 2 weeks prior to the meeting or they will not be acted upon.

Commissioner Metzler so moved.

Commissioner Richardson seconds the motion.

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

Approved

Discussion regarding the status of 35 Foxon Boulevard and the status of the Irish Clubs expansion of their football field.

Commissioner Metzler moved to adjourn.

Commissioner Fiorillo seconds the motion.

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

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk