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MAR 14 2016
TOWN CLERK'S OFFICE
EAST HAVEN, CONN.

Stacy Gravino, CTC

TOWN CLERK

Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its Regular meeting Wednesday March 2, 2016 immediately following certain public hearings located at the East Haven Community Center, 91 Taylor Avenue, to transact the following:

Chairman Cianelli called the meeting to order at 7:24 p.m. and then requested roll call.
4 Present – Cianelli, Colangelo, DeMayo, Gravino, and 2 Alternates Rivera and Astorino
Staff present – Zoning Official, Christopher Soto, Kevin White, PE, Town Engineer, Salvatore Brancati, Director of Administration and Management, and Assistant Town Attorney, Alfred Zullo, Esq.

1a) Accept/Approval of Minutes from February 3, 2016 meeting.

Commissioner DeMayo moved to approve the minutes of February 3, 2016.

Commissioner Colangelo second the motion.

Voice Vote – All in Favor (regular members.) None Opposed. No Abstentions.

Approved

Commissioner Astorino moved to add 713 Foxon Road Special Exception to the agenda and to change the order of items for actions under new business.

Commissioner DeMayo second the motion.

Voice Vote – All in Favor (Astorino voting.) None Opposed. No Abstentions.

Approved

2a) 180 aka 242 Strong Street - *Autumn View* - Request for 5-year extension of the approval with conditions for the Planned Elderly Zoning District site plan (initial approval February 7, 2007).

The Clerk read the request into the record for the 65 day extension from the applicant's attorney.

Attorney Raymond Lemley requested to waive the 65 days and requested a continuance.

Commissioner DeMayo move to accept the waiver and extend this action for 65 days.

Commissioner Rivera second the motion.

Roll call vote -All in Favor (Rivera voting.) None opposed. No abstentions.

65 Day Extension Approved

3) 713 Foxon Road - Rockin' Jump - Special Exception Application to create an indoor family entertainment use.

Commissioner DeMayo moved to accept the application for special exception and approve as presented.

Commissioner Colangelo second the motion.

Voice Vote -- All in Favor (Rivera voting.) None Opposed. No Abstentions.

Approved

- 3a) 133 Commerce Street - Modified Site Plan Application for warehouse space and indoor mini-storage facility.

Chairman Cianelli indicated that this is an application for warehouse use and self-storage.

Mr. Brancati explained that the warehouse company is moving from New Jersey in order to store more moving bulk goods within 10,000 sq. ft. and the additional 5,000 sq. ft. will be utilized for indoor self-storage, along with an office.

Commissioner DeMayo asked if this will result in an increase in traffic.

Mr. Brancati indicated not much they will frequent a couple times a week.

Chairman Cianelli stated this is a great use and to fill the Industrial Park with tenants.

Commissioner DeMayo moved to accept the application for modified site plan and approve as presented.

Commissioner Gravino second the motion.

Voice Vote -- All in Favor (Rivera voting.) None Opposed. No Abstentions.

Approved

- 3b) 158 Commerce Street - Modified Site Plan Application for warehouse space and accessory garage.

Mr. Brancati stated that Aguilera Moving will be creating a campus at this site and need to utilize 2.96 acres of town owned property behind 158 Commerce Street in order to accommodate their need for parking and an out building. This move will increase the tax base as they will have personal property tax on all their 15 tractors and all the trucks will be located at this site. All the vehicles will not be use at the same time but the site can handle the increased use. The Town Engineer, Kevin White and Mr. Brancati have walked the site and he is currently having the wetlands mapped out and we do not believe there is any encroachment to the wetlands. The rear portion of the site will not be paved, gravel will placed in the back portion for parking and the garage addition will be completed within 36 months or subsequently it will revert back to the town's ownership. Our goal is to get them to move to town.

This is currently a company that is located in West Haven that has been in business for 106 years. We have negotiated the purchase of 158 Commerce Street through a conceptual plan for this moving and storage company of mostly theatrical equipment and a garage to fix and maintain their vehicles.

Chairman Cianelli asked Town Engineer, Kevin White if he has seen, reviewed the site, the plans and do you see any problems.

Mr. White indicated yes he has reviewed the plans and visited the site and it is surprisingly buildable.

Chairman Cianelli recognized Jim Gallagan of Nafis and Young Engineers who stated that this property has a large mound of earth placed there during the 1980's because it was part of

the permitted property to fill 20 years ago. We are outside the wetlands and this is what was envisioned during development of the Industrial Park.

Commissioner DeMayo restated that only the company vehicles will be maintain at this site. Will all your vehicles be registered in East Haven?

Mr. Amendola of Aguilera Moving indicated that they will all be registered in East Haven.

Christopher Soto, Zoning Official stated that the commission has the ability to approve the parking spaces recommended in the report as there is ample parking.

Commissioner Colangelo moved to approve this modified site plan based on the approval of the map (site plan) dated February 23, 2016, by the Town Engineer.

Commissioner Astorino second the motion.

Roll Call Vote – All in Favor (Astorino voting.) None Opposed. No Abstentions.

Approved with Conditions

- 3c) 8-24 Referral: 280 Proto Drive - Sale of 6.7 acres to owner of 158 Commerce Street. Chairman Cianelli explained that this is part of the transfer of land for 158 Commerce Street for Aguilera Moving to relocate. Commissioner Astorino moved to give a favorable referral. Commissioner Gravino second the motion. Voice Vote – All in Favor (Astorino voting.) None Opposed. No Abstentions. Favorable Referral

- 3d) 400 Coe Avenue - Site Plan Application for pizza restaurant offering takeout, delivery and limited eat-in dining.

Attorney Zullo disclosed that he represents the owner of the property Elias Najar. John Torello of Cheshire, CT represents the applicant who would like to occupy an existing building in an R-2 non-conforming commercial building. This is not a change of use in the vacant space, similar vacancy was located in this space with the elimination of the portion used by ETV. There are 16 parking spaces for this size operation, which is mostly takeout and delivery.

Commissioner DeMayo asked if there is a dining area.

Mr. Torello indicated 575 sq. ft., which requires 15 parking spaces. East Haven regulations calculate by square footage, large storage, kitchen, office, and dining area.

Commissioner DeMayo how many will be on staff.

The applicant, Mr. Nuzzo, indicated 4 week day's two employees, 4 week night's four employees and weekends six to eight employees.

Zoning Official, Mr. Soto indicated that parking is based on square footage.

Chairman Cianelli stated by looking at the survey the width of a handicap space is 14ft. wide and the survey shows it to be 9ft. in width.

Mr. Soto stated that the regulations are based on patron area, square footage.

Chairman Cianelli asked where the trash enclosure will be located. This is a change of use and should go before Zoning Board of Appeals.

Mr. Soto indicated that this site was granted a variance years ago and remains on the site.

Attorney Zullo stated that approved variances remain on the land.

Chairman Cianelli asked if there will be a change in the exit and entrance because there will be an increase in volume and there is another business located at that site.

The videographer from ETV was asked the hours, he indicated Monday, Tuesday, and Wednesday 6:00-9:00 p.m. and Saturday 7:00 a.m. until noon, usually one to 2 cars.

Commissioner Colangelo moved table.

No second, motion failed.

Commissioner DeMayo moved to approve with the condition that the final parking plan be approved by the Zoning Official and staff.

Commissioner Gravino second the motion.

Roll Call Vote. -- All in Favor. None Opposed. No Abstentions.

Approved with Conditions

- 3e) A Text Change to Section 48 of the Town of East Haven Zoning Regulations, Storm-water Management.

Commissioner Astorino moved to approve the text change.

Commissioner Colangelo second the motion.

Voice Vote -- All in Favor (Astorino voting.) None Opposed. No Abstentions.

Approved

Any Other Business to Come Before the Commission:

- 4a) 598 Main Street - Administrative approval of Modified Site Plan - Used auto dealer and repair.

Mr. Soto indicated that previous to this applicant there had been issues at this site. The new dealer is aware of the conditions of her approval of 13 cars on the Main Street side along with an additional 3 spaces and maintains the buffer zone. Along the back through the side entrance on Hughes Street there is enough room to place additional inventory of 8 vehicles end to end.

Approval per Section 33.10.

- 4b) 26 Main Street - Administrative approval of Modified Site Plan - Medical office building.

Mr. Soto stated that this is a 2013 approval of a commercial office building to house a primary care office, no ambulance, not a traditional clinic, and meets all the parking requirements of the 2013 approval of regulation 23.4. Currently, they will be the only tenant and there will be some open space in the front portion of the building.

Commissioner DeMayo asked if it will be walk in clinic.

Mr. Soto stated that it will be primary care by appointment with 8 exam rooms' 25-30 patients per day along with the employees.

Approval per Section 33.10.

- 4c) 32 Pinehurst Drive, reduction of bond.

Commissioner Rivera moved to add this item to the agenda.

Commissioner Colangelo second the motion.

Voice Vote – All in Favor (Rivera voting.) None Opposed. No Abstentions.

Approved

Attorney Zullo indicated that contractor would like to finish the work but the bond exceeds our authority therefore should be reduced. The improvements will take less than \$5,000, which requires a \$5,000 non-surety bond.

Commissioner DeMayo moved to reduce the bond to a \$5,000 non-surety bond.

Commissioner Colangelo second the motion.

Chairman Cianelli stated if every time we place a bond it will be meaningless for delinquent road work.

Mr. White indicated that the statute is only for road work this is for drainage etc. With regard to flood and erosion I would defer to legal counsel.

Attorney Zullo indicated the bond was originally for road work, which is completed.

Voice Vote – All in Favor (Rivera voting.) None Opposed. No Abstentions.

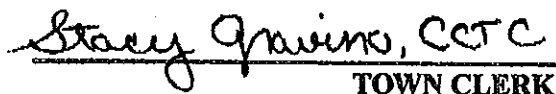
Approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roberta A. DeLuca".

Roberta A. DeLuca

Commission Clerk


TOWN CLERK

Planning and Zoning Commission
Public Hearings

The East Haven Planning and Zoning Commission held certain public hearings Wednesday March 2, 2016 at 7:00 p.m. located at the East Haven Community Center, 91 Taylor Avenue, to hear the following:

Chairman Cianelli called the meeting to order at 7:00 p.m. and then requested roll call.

4 Present – Cianelli, Colangelo, DeMayo, Gravino, and 2 Alternates Rivera and Astorino (Commissioner Rivera sat for the public hearings.)

Staff present – Zoning Official, Christopher Soto, Kevin White, PE, Town Engineer, Salvatore Brancati, Director of Administration and Management, and Assistant Town Attorney, Alfred Zullo, Esq.

Public Hearing #1

713 Foxon Road, Rockin' Jump. Special Exception Applications to create an indoor family entertainment use.

Chairman Cianelli recognized Steve Rutier, 235 Sky Top Terrace, Fairfield, CT. He is seeking to build an indoor trampoline entertainment center all interconnect so there is no danger of falling through, a basketball court, foam pit, rock-wall, gladiator arena, and dodge ball area.

No public comment.

Mr. Soto explained that the reason this is coming before the commission because the regulations do not have a use that fits this type of use. Parking is no problem and it is a good fit for the area.

Mr. Brancati stated he supports this and it is a great use as an entertainment venue.

Chairman Cianelli make sure you are properly insured.

Commissioner DeMayo asked what will the ratio of supervision be and will offer private parties. Mr. Rutier stated 1 monitor for every 32 people, the participants sign a waiver. We'll be open from 4-8:00 p.m. weekdays and open on the weekend. Simple food items will be offered and we will offer birthday parties.

Commissioner Colangelo moved to close the public hearing.

Commissioner DeMayo second the motion.
Hearing closed.

Public Hearing #2

The Public Hearing for the following has been continued to 4/6/2016: 470 Bradley Street, Vineyard Valley, Inc. - Special Exception Application and request to lift Cease and Desist order in order to remove previously cut logs/trees from property.

Public Hearing #3

A text change to Section 48 of the Town of East Haven Zoning Regulations of the Town of East Haven Regulations, Storm water Management.

Mr. White explained that the town was contacted by DEEP concerning this issue and the landfill. The state believes that we should move forward with the way we deal with storm water runoff. The runoff should be captured before sent down stream it speaks to the quality of the water and its pollutants such as fertilizer and oil going into the streams and ultimately the ocean. Instead of detention ponds the utilization of small plunge pools of 3,000 sq. ft. speak to how and where we handle the water quality leaving a site. DEEP strongly suggests we add this to our regulations.

Niki Whitehead, 9 Hilton Avenue, East Haven stated that this is a welcome change to retain on site.

Mr. Soto has been in contact with OLISP with regard section 48.54.

Chairman Cianelli asked if these changes are more detrimental to builder.
Mr. White said no, they make sense.

Hearing closed at 7:23 p.m.

Respectfully submitted,



Roberta A. DeLuca
Commission Clerk