

PLANNING AND ZONING

The East Haven Planning and Zoning Commission held the Regularly Scheduled Meeting March 4, 2015. at 7:00 p.m. the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman called the meeting to order at 7:00 p.m.

Roll Call – 5 Present (Colangelo, Richardson, Cianelli, Fiorillo, and Alternate DeMayo) Alternate Astorino was present, not voting.

Staff Present: Frank Biancur, Zoning Official, Alfred Zullo, Assistant Town Attorney, Salvatore Brancati, Director of Administration and Management/Director of Economic Development

1. Reorganization of Commission.

Commissioner Fiorillo moved to nominate Peter Cianelli as Chairman.

Commissioner Richardson second the nomination.

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

Approved

Commissioner Colangelo moved to nominate Richard Fiorillo as Vice Chairman.

Commissioner Richardson second the nomination.

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

Approved

Chairman Cianelli entertained a motion to appoint Roberta DeLuca as Commission Clerk.

Vice Chairman Fiorillo so moved.

Commissioner Colangelo second the motion.

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

Approved

2. Minutes of February 4, 2015, Planning and Zoning Meeting and Public Hearing.

Vice Chairman Fiorillo so moved.

Commissioner Richardson second the motion.

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

Approved

3. 96 Frontage Road, application for a Dunkin Donuts and Deli.

Chairman Cianelli recognized Attorney Nicholas Mingione who stated as a former resident he takes pride in the town and at the entrance of town to see empty store fronts does not present the town in a good light. They will be presenting a modified site plan, from the original site plan from 1995, to place 3 units at 96 Frontage Road a Dunkin Donuts, Deli, and the current tenant Boston Market. He

represents two reputable tenants that will increase jobs, taxes, and improve the appearance along this corridor.

Dan of Milone & MacBroom submitted a rendering of the site, which depicts Dunkin Donuts on the far end with a drive thru window with an 11 vehicle queue. There will be some minor changes to the sidewalk and landscaping for proper separation. Installation of concrete curbing to delineate the drive thru, the dumpster will remain unchanged, white striping and delivery trucks will sit against the curb for delivery with a 10ft. wide driveway for cars to pass. The original survey is overlaid with our new survey, which has a similar curb line.

Dave Sullivan stated they performed three comparable traffic studies analyzed the service as D. There is no better access to a site, always a right turn in and right turn out. The peak hours would be in the morning for Dunkin Donuts and for the current tenant Boston Market it is in the early evening.

Salvatore Brancati, Director of Economic Development had a discussion with Attorney Mingione regarding the concerns of the Town Engineer, Kevin White as to where the property line ended. Mr. White believed the property line was just outside the edge of the catch basin and Mr. Brancati indicates that it is 11 ft. beyond the catch basin. Also, he did not believe there was a need to go before Inland/Wetland Commission because the original site-plan from 2000, allows for ample room for such activities.

Dan from Milone & MacBroom stated he stands by the survey with the graphic overlay and is comfortable with the property line.

Attorney Mingione stated that they would welcome a sitting down with the Town Engineer to go over the current survey and any other concerns.

Commissioner Richardson asked what the hours of operation are for all the tenants and how many employees for each business space.

Attorney Mingione stated that Dunkin Donuts will be open from 6:00 a.m. to 10:00 p.m., Boston Market is open for lunch and dinner and the Deli is just a proposal at this time.

Commissioner Richardson believes that Dunkin Donuts would have at a minimum 3 employees, total staff at Boston Market approximately 5, and possibly 3 at the Deli, that does not leave too many spaces for customers. This does not meet our old parking regulation therefore; it does not meet the new regulations.

Attorney Mingione stated that this proposal was submitted prior to the new regulations being adopted.

Commissioner Richardson stated that this was submitted for review last month the parking regulations were approved as amended in November 2014.

Attorney Mingione stated that they were not in affect.

Commissioner Richardson stated this is why we adopted new regulations; he did not work for 2 months to not have them in affect for a proposal just like this. He asked Zoning Official, Frank Biancur why these were not noticed in the newspaper in November 2014. Please answer why.

Mr. Biancur stated he would speak to his assistant.

Commissioner Richardson stated his point still remains that there is not enough parking and there is no excuse that those regulations should not be in effect.

Mr. Brancati stated that any potential tenant would be hard pressed to find an existing building to meet those regulations. In that event no one would ever go into these two store fronts.

Commissioner Richardson stated then they would have to find a suitable use.

Commissioner Fiorillo moved to table this item until the engineer is satisfied and at that time we will call a special meeting.

Commissioner Colangelo second the motion.

All in Favor. None opposed. No abstentions.

Tabled

4. 8-24 Referral for 22 Hurley Road, East Haven, CT.

Attorney Zullo indicated that the town has been aggressively working to place land locked foreclosure properties back on the tax rolls. In this instance, the abutting property owner will purchase this parcel. There will be deed restrictions with regard to accessory structures only.

Vice Chairman Fiorillo moved to give a favorable 8-24 Referral for 22 Hurley Road, East Haven.

Commissioner Colangelo second the motion.

Voice Vote – All in Favor. None Opposed. No Abstentions.

8-24 Favorable Referral

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk