

PLANNING AND ZONING COMMISSION

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, August 5, 2015, at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli explained that proper notification by the applicant for the public hearing was not completed therefore, the public hearing will be postponed.

Chairman Cianelli call the meeting to order and requested roll call.

Roll Call – 5 Present(Cianelli, Fiorillo, Colangelo, Richardson, and Metzler)

Alternate Commissioner DeMayo present not voting.

Staff Present: Town Attorney, Zullo, Kevin White, PE, Town Engineer, and Acting Zoning Official, Ellen Pellegrino.

- 1a. Accept and approve minutes of July 1, 2015.
Commissioner Fiorillo moved to approve the minutes.
Commissioner Colangelo second the motion.
Voice vote – All in favor. None opposed. No abstentions.
Approved

Old Business

- 2a. 52 Letis Court seeking approval of a modification of the site plan.
Chairman Cianelli indicated that the Town Engineer spoke with the Town Attorney; Alfred Zullo who stated that according to state statute it does not meet a true subdivision. This sliver of property cannot be left in limbo.
Commissioner Fiorillo moved that we approve as amended with the condition imposed by the Town Engineer.
Commissioner Colangelo second the motion.
Voice vote – All in favor. None opposed. No abstentions.
Approved with Conditions of the Town Engineer
- 2b. Indian Ridge Condominiums.
Attorney Zullo stated this should be approved as amended with conditions of the Town Engineer, Kevin White. Mr. White would also like to some conditions set forth to the developer in agreement with himself and North Haven's Town Engineer; to include proper drainage on the roadway with the frontage in East Haven.
Commissioner Richardson asked why the Town of East Haven was not aware of this situation.
Attorney Zullo indicated that all improvements are on private property.
Commissioner Richardson stated that even though they are on private property they would still have to come before this board.

Attorney Zullo stated that the came before this board and were denied and appealed it in Superior Court.

Chairman Cianelli stated that this is not the original plan that was denied they need to come before this commission.

Commissioner Metzler moved to table this item until our Engineer and North Haven's Engineer have both been satisfied with the drainage.

Commissioner Colangelo second the motion.

Tabled

2c. 41-45 Foxon Boulevard.

Chairman Cianelli recognized Sal Vadala applicant, who stated that he met with Kevin White and was directed that the following actions would be suitable, since, he has hired an engineer to plan for a gunite retaining wall and will be chip sealing the driveways and modified the grass area with stones.

Chairman Cianelli if he has addressed the light shining into the homes in that area from Highland, the catch basins need to be in proper working order.

Mr. Vadala asked if he could get a temporary Certificate of Occupancy.

Chairman Cianelli indicated that it would be prudent but will give you another 30 days until you receive a C of O, so that we can make sure all items are completed.

Commissioner Metzler asked that he address the front catch basin then moved to table this item.

Kevin White indicated that he will make sure all items are addressed.

Commissioner Colangelo second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Tabled

2d. East Haven Gaelic Football & Hurling Club, 9 Venice Place.

Chairman Cianelli recognize Sean Collins and Sean Cox of the Irish Club and asked them if understand that they have a "Cease and Desist Order" and are not allowed to crush. In addition, an "As Built" was supposed to be submitted to the Engineer.

The applicants indicated that they are not crushing just moving what is already loose and believed the Town Engineer was all set; and believed that Nafis and Young Engineers submitted the appropriate paperwork.

Chairman Cianelli indicated that you cannot do work without the A-2 survey the Town Engineer needs to know what is there.

Commissioner Richardson moved for a cease and desist until an "As Built (A-2)" is submitted and approved by the Town Engineer.

Commissioner Metzler second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Cease and Desist Order/Awaiting "As Built"

New Business

3a. Golfcrest Condominiums accept for review.

Chairman Cianelli again mentioned that there was not proper notification and the public hearing should take place next month.

Chairman Cianelli recognized Lori Hart a resident of the complex who is very concerned with the open hole in the ground. Please ask the contractor to make this safe with a proper fence and signs.

Chairman Cianelli indicated that he will have the Town Engineer address the issue.

Commissioner Metzler moved to set the public hearing for 9/2/2015.

Commissioner Richardson second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Public Hearing set 9/2/2015

3b. Goody's Hardware-Signage

Chairman Cianelli recognized Paulina Katz who indicated that she is seeking to place signage on top of her mobile food trailer to hide all the mechanicals on top; a taxi like sign.

Commissioner Metzler moved to approve.

Commissioner Colangelo second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Approved

3c. Autumn Ridge Project.

Chairman Cianelli stated that the owner and applicant of this project approach the commission to settle this out of court and would like to change from mixed income to a restricted zone.

The commission, after review, indicated that there is not sufficient information presented in order to start the clock on this application. Therefore, if an effort not to affect the application process with time constraints the best course of action is to deny as an incomplete application.

Commissioner Richardson moved to deny setting a public hearing due to insufficient information.

Commissioner Metzler second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Denied /Incomplete Application

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk