

PLANNING AND ZONINGv

Stacy Gravino, CTC
TOWN CLERK

The East Haven Planning and Zoning Commission held its Regularly Scheduled Meeting Wednesday, June 1, 2016 at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

Chairman Cianelli called the meeting to order at 7:01 p.m.

Roll Call - 4 Present (Cianelli, Metzler, DeMayo, and Colangelo) Absent (Gravino) 1 Alternate Present and Voting (Rivera)

Staff Present: Christopher Soto, Zoning Official, Salvatore Brancati, Director of Administration and Management, and Assistant Town Attorney, Alfred Zullo.

- 1a. Accept and approve minutes from May 4, 2016, regular meeting.
Commissioner Colangelo moved to accept the minutes of May 4, 2016.
Commissioner Rivera second the motion.
Voice vote-All in favor. None opposed. No abstentions.
Approved
Commissioner Colangelo moved to add to the agenda approval of the May 24, 2016, Special Meeting minutes and to accept/approved.
Commissioner DeMayo second the motion.
Voice vote-All in favor. None opposed. No abstentions.
Approved.
- 2a. No old business.
- 3a. 744/746 Foxon Road - Modified site plan application to create two tenant spaces in a retail building.
Mr. Soto addressed the commission. He indicated that this item had come before the commission prior to create one retail space for liquor sales. Now he would like to retain two retail spaces, it's the same use line, #29.
Commission DeMayo asked what is the use?
Originally it was to accommodate a hair salon, unfortunately she has moved elsewhere. It remains a standard retail site, 2 spaces for every 175 sq. ft.
Commissioner DeMayo stated that he will approve this as long as this doesn't restrict the commission's authority.

Chairman Cianelli stated that Commissioner DeMayo made a good point, to retain the 2 parking spaces and keep both units as retail. In the future, the only approval needed will be administrative for a tenant fit-out.

Mr. Patel noted that he had a wireless company to lease the unit but they wanted to renew the lease every year therefore, that did not come to realization. Mr. Patel disclosed that Attorney Zullo was his attorney.

Commissioner DeMayo moved to accept review and approve.

Commissioner Colangelo second the motion.

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

Approved.

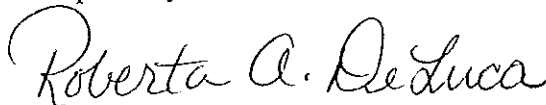
Accepted for Review and Approved

Any other business to come before Planning and Zoning.

- 4a. 317 Foxon Road – Modified site plan application for a Tenant Fit Out for Urgent Care Center.
Section 33.10
Mr. Soto indicated that this was originally a urgent care facility and is currently a urgent care facility no change to anything except signage.
Approved Administratively
- 4b. 187 Half Mile Road – Site plan application for an accessory building less than 500 sq. ft.
Section 33.10
Mr. Soto indicated that this is a huge parcel of land and the ordinance allows an administrative approval for storage sheds.
Approved Administratively
- 4c. Plan of Conservation and Development.
Mr. Soto explained that a Plan of Conservation and Development has to be renewed every 10 years, it is due September 2017.
Mr. Brancati explained that he spoke with Brian Miller who produced the Plan prior and believes that it is pretty much current except for the Industrial Park and Main Street.
Further discussion took place with regard to organization of a committee.
No Action Necessary

Commissioner Metzler moved to adjourn.
Commissioner DeMayo second the motion.
Voice vote-All in favor. None opposed. No abstentions.
Meeting adjourned at 7:24 p.m.

Respectfully submitted,



Roberta A. DeLuca
Commission Clerk