

Planning and Zoning Commission Minutes

The East Haven Planning and Zoning Commission held its regular meeting on Wednesday, July 6, 2016, following certain public hearings at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

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

Roll Call – 5 Present (Cianelli, Metzler, DeMayo, Gravino and Colangelo) Alternate Present – Not Voting (Rivera)

Staff Present: Christopher Soto, Zoning Official, Salvatore Brancati, Director of Administration and Management, and Town Engineer, Kevin White, PE.

Chairman Cianelli did not proceed with the public hearing because the applicant's attorney was not in attendance and did not want the delay to adversely affect the 65 day limitation because the clock will start ticking on this application if we go forward.

Chairman requested we enter into the regular meeting:

1. Accept and approve minutes of June 1, 2016.
Commissioner DeMayo moved to accept and approve the minutes as presented.
Commissioner Colangelo second the motion.
Voice vote: All in favor. None opposed. No abstentions.
Approved.
2. 75/83/93 Hemingway Avenue – Application for site plan approval for 76 Age-restricted units and 10,000 sq. ft. of commercial space.
No action taken – Public Hearing postponed.
3. A. 100 Sperry Lane an application for Special Exception. Outdoor recreation facility.
Commissioner Colangelo moved to accept for review and set a public hearing date for August 3, 2016.
Commissioner DeMayo second the motion and indicated that all work at the site should cease.
Voice vote: All in favor. None opposed. No abstentions.
Approved-Public Hearing Set for 8/3/2016.
- 3 B. 18 Wheelbarrow Lane – Application for Special Exception: Removal of rock.

Mr. Soto indicated that he did more work than he was approved for and the building was moved slightly and he needs to remove more rock because he exceeded the amount allowable for removal, therefore he needs to make application for a Special Exception. Commission Colangelo moved to set a public hearing date for August 3, 2016.

Commissioner DeMayo second the motion.

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

Approved-Public Hearing Set for 8/3/2016.

- 4 A. Discussion with regard to the Plan of Development and Conservation.

Mr. Brancati indicated he has set aside \$37,000 to fund the updating of the Plan of Conservation and Development.

- 4 B. 31 South Dale Street – Application for Special Exception to create a rooming house.

Mr. Soto indicated that the regulations do not afford any parameters for Bed and Breakfast or boarding house. The applicant is seeking to utilize the house as a B&B for professionals to utilize on a short term basis. This would also create an annual inspection by the Fire Marshal.

Mr. Brancati asked if the time would be restricted.

Commissioner DeMayo asked what type of professionals, traveling nurses?

Mr. Soto indicated that we should impose some conditions as well as mirror regulations from other towns.

Mr. DeMayo indicated that it is his opinion that rooming houses and B&B's are totally different. Rooming houses are more perpetual, which creates parking issues. Certain professional people need to be clarified.

Mr. Soto indicated that a B&B is used by transient lodgers no longer than 8months. We will have to do some research.

Councilman Richardson indicated that the Zoning Official can contact Connecticut Conference of Municipalities they do all the legal research.

Mr. Soto indicated that he put out a request for information to the Connecticut Zoning Officers for feedback with regard to regulations.

Commissioner Metzler believes this will showcase the town in a different light.

Commission Colangelo moved to set a public hearing date for August 3, 2016.

Commissioner DeMayo second the motion.

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

Approved-Public Hearing Set for 8/3/2016.

- 4 C 24 Warner Road 5 lot subdivision on 24 acres to accept for review.

Chairman Cianelli indicated that it is up to the commission to set a public hearing.

Commission Colangelo moved to accept for review.

Commissioner DeMayo second the motion.
Voice vote: All in favor. None opposed. No abstentions.
Accepted for Review.

Mr. Carmelo Rivera referred 611 Main Street to the commission because he believes that they are running a rooming house and a business out of the garage.

Mr. Soto indicated to the commission that this is a lot of hearsay, he does not have the ability to get into the house and he has inspected the garage and sees no sign of a business. As the town does not have a mechanism to enter a home based on hearsay.

Commissioner Metzler moved to adjourn.
Commissioner Colangelo second the motion.
Meeting adjourned at 7:45 p.m.

Respectfully submitted.

Roberta A. DeLuca
Commission Clerk