Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday August 3, 2016 following a certain public hearings at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli called the meeting to order at 11:00 p.m.

Roll Call – 5 Present (Cianelli, Metzler, DeMayo, Gravino and Colangelo)

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

1a) Commissioner Metzler moved to accept the minutes.

Commissioner Gravino second the motion.

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

Accept/ Approval of Minutes from July 6, 2016 Regular Meeting.

**Approved**

2a) 18 Wheelbarrow Lane - Application for Special Exception: Removal of rock from

Property.

Commissioner Metzler moved to table.

Commissioner Colangelo second the motion.

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

**Tabled**

2b) 31 South Dale Street – Application for Special Exception:

2 Bedroom Rooming/Boarding House.

Commissioner Gravino feels that this type of use cannot be monitored.

Chairman Cianelli indicated we could place conditions.

Mr. Soto believes this will mandate change to our regulation.

Commissioner DeMayo stated that we should not approve this with some rules in place and not approve by the seat of our pants.

Commissioner Metzler asked how long until the regulation could be changed.

Mr. Soto indicated more than 6 months.

Commissioner DeMayo moved to deny.

Commissioner Gravino second the motion.

Roll call vote. – 2 In favor (DeMayo and Gravino) 3 Opposed.

**Motion failed.**

Commissioner Metzler moved to approve and suspend the zoning violation and fines pending with the following conditions:

* Owner needs to live on site.
* 90 day limitation for each boarder.
* No more than one boarder per bedroom.
* No cooking in rooms.
* Shared kitchen and bathrooms facilities.
* Yearly certificate of compliance due one year from the end of the appeal period.
* Approval is limited to one year from the date of the end of the appeal period at which time the applicant needs to come back and reapply under the then existing Bed and Breakfast Rules to be established. No fee will be charged to reapply other than the yearly certificate of compliance fee.

Commissioner Colangelo second the motion.

Roll call vote. 3 In favor (Metzler, Colangelo, and Cianelli) 2 Opposed. (Gravino and DeMayo)

**Approved with Conditions**

2c) 100 Sperry Lane - Application for Special Exception: Outdoor Recreation Facility.

Commissioner Metzler moved to deny, did not meet the 1000 ft. rule of the Board of Education.

Commissioner Colangelo second the motion.

Roll call vote – All in favor. No opposed. No abstentions.

**Denied**

2d) 75/83/93 Hemingway Avenue - Application for Site Plan approval for 76 Age-restricted units & 10,000 sf of Commercial space.

Commissioner Colangelo moved to table, public hearing remains open.

Commissioner Metzler second the motion.

Roll call vote – All in favor. No opposed. No abstentions.

**Tabled**

2e) 24 Warner Road – Proposed 5 lot subdivision application.

Mr. Soto indicated that there are some issues with open space and Board of Health we recommend this be tabled.

Commissioner Colangelo moved to table.

Commissioner Metzler second the motion.

Roll call vote – All in favor. No opposed. No abstentions.

**Tabled**

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk