

Sally Quinn, CTC

Planning and Zoning Commission

TOWN CLERK

The East Haven Planning and Zoning Commission held its Regularly Scheduled Meeting Wednesday February 3, 2016 at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli called the meeting to order at 7:00 p.m. and then requested roll call.

4 Present -- Cianelli, Colangelo, DeMayo, and Alternate Rivera

Staff present -- Zoning Official, Christopher Soto, and Assistant Town Attorney, Alfred Zullo, Esq.

- 1a) Accept/ Approval of Minutes from January 6, 2016 meeting.

Commissioner DeMayo moved to accept the minutes.

Commissioner Colangelo second the motion.

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

Approved

- 1b) Reorganization of Planning & Zoning Commission.

Commissioner Colangelo moved to nominate Peter Cianelli as chairman.

Commissioner DeMayo second the motion.

3 Members In Favor. One abstention (Cianelli). None opposed.

Motion Carried.

Commissioner DeMayo moved nominate Susan Colangelo as vice chairman.

Chairman Cianelli second the motion.

All in Favor. No abstentions. None opposed.

Motion Carried.

Commissioner DeMayo moved to appoint Roberta DeLuca, as Commission Clerk.

Commissioner Colangelo second the motion.

All in Favor. No abstentions. None opposed.

Motion Carried.

Peter Cianelli, Chairman

Susan Colangelo, Vice Chairman

Robert DeLuca, Commission Clerk

Chairman Cianelli thanked former Commissioners Richard Fiorillo and Charles Metzler for their service to the town and wished them both a speedy recovery.

- 2a) 180 aka 242 Strong Street - *Autumn View* - Request for 5-year extension of the approval with conditions for the Planned Elderly Zoning District site plan (initial approval February 7, 2007).

Attorney Raymond Lemly stated that the original application was approved as a PEFD for 51 units. Due to new legislation, developers are allowed an additional 5 year extension. The applicant is in an ongoing negotiation and pending litigation with regard to this parcel.

Chairman Cianelli recognized John McGuire, 38 Margaret Court, East Haven and President of the Grannis Lake Association. Mr. McGuire stated that he was not present for the original approved plan and asked if there were provisions for storm water management in this previously approved plan and if there is would it be possible to obtain a copy.

Chairman Cianelli indicated that he could get a copy from Attorney Zullo's office. No comments from staff as this approval predates Mr. Soto

Chairman Cianelli recognized Bill Zampa, Strong Street. Originally, all the surrounding neighbors were approached for this 55+ development in good faith, stating that it would increase the value of our homes in excess of \$300,000. We encourage the original plan and that is the general consensus going forward.

Commissioner DeMayo moved to table this item.

Commissioner Rivera second the motion.

Voice Vote-All in Favor. No abstentions. None opposed.

Tabled

- 3a) 713 Foxon Road - *Rockin' Jump* - Special Exception Application.

Mr. Soto explained that this special exception application for this type of usage at this address because the regulations don't have a classification in the Use Table for an indoor trampoline and rock climbing walls.

Vice Chairman Colangelo moved to accept for review and set a public hearing date for March 2, 2016.

Commissioner DeMayo second the motion.

Voice Vote-All in Favor. No abstentions. None opposed.

Accepted for Review Public Hearing set for 3/2/2016.


- 3b) 470 Bradley Street - *Vineyard Valley Inc.* - Special Exception Application and request to remove Cease & Desist Order.

Commissioner DeMayo moved to accept for review and set a public hearing date for March 2, 2016.

Vice Chairman Colangelo second the motion.
Voice Vote-All in Favor. No abstentions. None opposed.
Accepted for Review Public Hearing set for 3/2/2016.

- 4a) Discussion will take place to revamp the signage regulations and mixed zones to make the town more business friendly.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roberta A. DeLuca". The signature is written in dark ink and is positioned above the printed name and title.

Roberta A. DeLuca
Commission Clerk