

## Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday May 03, 2017 immediately following 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 9:10 p.m.

Roll Call – 5 Present (Cianelli, Colangelo, DeMayo, Carbo, and alternate Rivera) 1 Absent (Gravino)

Staff Present: Sal Brancati, Director of Administration, Christopher Soto, Zoning Official, Kevin White, Town Engineer, and Town Attorney, Joseph Zullo.

### Item #1 — Administrative Actions:

- 1a) Accept/Approval of Minutes from April 5, 2017 meeting.  
Commissioner Carbo moved to accept the minutes as presented.  
Commissioner Colangelo second the motion.  
Voice vote – All in Favor. None Opposed. No Abstentions.  
Approved

### Item #2 — Old Business:

- 2a) 35 & 47 Sharon Drive: Proposed 12 lot Re-Subdivision Application.  
Chairman Cianelli recognized Bob Criscuolo, of Criscuolo Engineers, Branford CT.  
Mr. Criscuolo explained that he went to the site dug holes to assess the ledge. There will be some blasting within the main drive except where there are low areas there is no ledge. At lot #14 there is a large boulder, at #11 there is a high spot no too much to blast. We have prepared a 3 page blasting plan and we will have the blaster abide by those guidelines. We have raised the site 1.5% to limit some of the blasting and we will be building within the contours of the land to minimize blasting.  
Commissioner DeMayo asked what the minimum time would be for the blasting.  
Mr. Criscuolo believes it would take 5 days to blast and cut in the road.  
Commissioner Carbo asked if soil samples were taken.  
Mr. Criscuolo indicated that it is mostly red rock.  
Mr. White asked if the applicant would be blasting later on in the process.  
Mr. Mauro the applicant stated, yes but they will be building different types of houses based on the lay of the land to minimize the blasting. Colonial style homes need more blasting than raised ranches.  
Mr. Criscuolo indicated the blasting plan minimized that amount of blasting that will be done.  
Chairman Cianelli asked the Mr. White if he was satisfied with the blasting plan.  
Mr. White indicated he is confident in the plan now that the detention basin is out and the runoff will go into Pond View's drainage system.  
Mr. Criscuolo did request the 17,800 sq. ft. of space where the detention basin was located be sufficient in lieu of payment of open space.

Mr. Soto clarified that the plan now does away with the detention pond and it will now be dedicated open space and the runoff will filter in the existing 24 inch drainage pipe. Each lot will need an As Built.

Mr. White clarified that plans dated 5/2/2017 sheets numbered 1,2,3,4,5, and 7 and page 6 dated 1/2017 are the maps of record.

Mr. Brancati asked the Town Engineer if he thought doing the subdivision in phases would best with no blasting in phase II.

Mr. White indicated that it can be approved with the following conditions: Individual lots to retain all increased impervious areas due to development to including the house, sidewalks, and all impervious surfaces. All blasting will be subject to the submitted blasting plan. The plan of record is dated May 1, 2017.

Mr. Criscuolo anticipates that it should take approximately 5 days to blast the road.

Commissioner DeMayo moved to approve with the conditions set forth by the Town Engineer.

Commissioner Carbo second the motion.

Voice vote – All in Favor. None Opposed. No Abstentions.

Approved with Conditions

2b) 444 Short Beach Rd.: Application for Special Exception: Building Contractors, business & Storage Yards. (Sched. A, Line #56)

Bob Criscuolo addressed the commission on behalf of the applicant. He submitted a landscaping and lighting plan designed by a licensed landscape architect, Larry Appleton. He provided a rendering showing trees bordering the property, lighting poles 14 ft. in height and 12 ft. on the buildings all depicted on the rendering.

Commissioner Carbo asked how car oil will be captured.

Mr. Criscuolo indicated that there are no floor drains any sediment will be controlled in the catch basins through the sediment control.

Chairman Cianelli asked how much more fill will be brought to the site. He then addressed the applicant and admonished Mr. Arduinni (spl?) for bringing fill to the site without approvals from this board. In addition, there is dust created by the crusher you have to continually wet down the crushing area.

The elder Mr. Arduinni stated that no one called us to let us know that we would have to stop. We had the opportunity to get the fill so we brought it in.

Chairman Cianelli stated that the Building Official and Engineer stopped there to let the drivers know they had to stop and clean up the area and place a tracking pad at the site. We just want the best for the town.

Mr. Arduinni stated had he received a call he would have stopped.

Chairman Cianelli asked how much more fill.

Mr. Soto indicated 5,000 yards to subgrade.

Commissioner DeMayo asked to move forward to correct the situation.

Chairman Cianelli they have to submit a dust control plan to the Town Engineer.

Mr. Criscuolo indicated that going forward it will be watered down properly.

Mr. Soto asked in the silica dust should be of concern to those around the area.

Mr. Criscuolo indicated the way to mitigate silica dust is to water it down.

Mr. White asked the applicant's engineer if the changes with regard to the repositioning of the three buildings are reflected on the map date April 10, 2017.

Mr. Criscuolo stated yes and will provide 10 sets of maps.

Commissioner DeMayo moved to approve the plans dated April 10, 2017, to reflect the repositioning of the three buildings with 10 set to provide a dust control plan and set a \$5000 bond for sediment control.

Commission Colangelo second the motion.

Voice vote – All in Favor. None Opposed. No Abstentions.

Approved with Conditions and Bond

Item #3 — New Business:

- 3a) 100 & 31 Sperry Lane, 161 Foxon Road: Zoning Regulations, zone change to Section 27, R-5 to R-3.

No Action Taken

- 3b) 100 & 31 Sperry Lane, 161 Foxon Road – Zoning Regulations, zone change to Planned Elderly Facilities District.

No Action Taken/Public Hearing Remains Open

- 3c) 75, 83, 93 Hemingway Avenue: Application for Special Exception: Elderly living – non assisted facility. (§33.19)

Commissioner DeMayo moved to accept the application for review and set a public hearing date for July 5, 2017.

Commissioner Colangelo second the motion.

Voice vote – All in Favor. None Opposed. No Abstentions.

Application Accepted for Review/Public Hearing set 7/5/2017

- 3d) 650 Coe Avenue: Application for Modified Site Plan: Automobile Sales & Repair; Accessory Retail Sales.

Chairman Cianelli recognized Karl Muller the owner of 650 Coe Avenue who is seeking to lease 4800 sq. ft. to Advance Wheels who have been in business since 1982, in Granby CT. They specialize in handicap vehicles, which they have built to order. This is not a car dealership just a satellite store.

Commission Carbo asked if there is service at the site.

Mr. Muller indicated that there is no cutting and retrofitting of cars they are order new from the factory. They do from time to time make adjustments. The vehicles go to Granby and once complete brought to the customer in East Haven.

Commissioner DeMayo asked how many employees.

Mr. Muller stated it's two small offices and a showroom.

Commissioner Rivera asked if there would be any welding taking place at the site.

Mr. Muller indicated no.

Mr. Soto indicated there won't be any auto body work, they are assigned 18 parking spaces, and they do have outdoor storage of three vehicles for brand new vehicle being delivered, and 3 handicap spaces.

Commissioner Colangelo moved to approve.

Commissioner Carbo second the motion.

Voice vote – All in Favor. None Opposed. No Abstentions.

Approved

Item #4 — Any Other Business to Come Before the Commission:

4a) 664 Foxon Road: Application for Modified Site Plan: Retail/ Grocery Store.

Approved Administratively

4b) 667 Coe Ave: Report on modification to site plan.

Approved Administratively

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk