

Planning and Zoning  
Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, January 3, 2018 immediately following a certain Public Hearings, which commenced at 7:00p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Vice Chairman DeMayo called the meeting to order at 10:05 p.m.

Roll Call – 5 Present (DeMayo, Gravino, Lang, Asid, and Alternate Carocci sitting as a member)

Staff Present – Town Attorney, Joseph Zullo, Director of Administration, Salvatore Brancati, and Christopher Soto, Zoning Official

Item #1

1a) Election of Officers

Will Take Place February 7, 2018

1b) Approval of Minutes from November 1, 2017 and December 12, 2017 meeting.

Commissioner Gravino moved to approve the minutes of the November 1, 2017 and December 12, 2017.

Vice Chairman DeMayo second the motion.

Voice Vote – All In Favor. None Opposed. No abstentions.

Approved

Item #2 — Old Business:

2a) None

Item #3 — New Business:

3a) 31 & 63 Sperry Lane: Zoning Regulations, zone map change from R-5 to R-3.

Commissioner Asid moved to table this item.

Commissioner Lang second the motion.

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

Public Hearing Closed/Tabled

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

Commissioner Carocci moved to table this item.

Commissioner Asid second the motion.

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

Public Hearing Remains Open/Tabled

- 3i) Commissioner Asid moved to change the order of the meeting in order to hear a presentation from Brian Miller, the Engineer for the revised Plan of Conservation and Development: Status update on the draft of the POCD.

Commissioner Gravino second the motion.

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

Approved

Brian Miller, the Engineer for the revised Plan of Conservation and Development: Status update on the draft of the POCD.

Mr. Miller stated that he was very happy to be before the commission again and it was very gratifying to hear his previous plan being referred to during this meeting. But times have changed and we now need to revise the current plan at the request of the state. He will be back before the commission with an updated and more specific plan to present for approval by this commission.

No Action Necessary/Informational

- 3c) 40 Main Street: Application for Modified Site Plan: Construct 3600 sq. ft. addition for retail storage space. (Schedule A, Line #29)

The Zoning Official noted that the applicants are not in attendance or the architect.

Commissioner Carocci moved to table this item.

Commissioner Asid second the motion.

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

Tabled

- 3d) 175 Beach Avenue: Application for Modified Site Plan: FEMA flood resiliency improvements to reduce/eliminate long-term risk of flood damage to existing sewer pump station.

Vice Chairman DeMayo recognized Mario Ricoszi, Engineer for Greater New Haven Water Pollution Control Authority.

Mr. Ricoszi indicated that four of the pump stations owned by GNHWPCA are in a flood zone and it is their hope to make them all FEMA compliant; this parcel is located at the end of Minor Road. The main purpose is due to more recent storms and higher tides the Authority needs to maintain the pump stations electrical and generators by building the pump stations approximately 10 ft. above the ground, above the base flood elevation. The façade of the building will blend with the current homes and cottages along the shore.

Mr. Soto, Zoning Official believes that these approvals need to go before Zoning Board of Appeals as they don't meet the setbacks. This commission can approve the site plans pending ZBA approval.

Commissioner Lang moved to approve the site plans and refer it to Zoning Board of Appeals for approval.

Commissioner Gravino second the motion.  
Voice Vote-All In Favor. None opposed. No abstentions.  
Approved

- 3e) 24 Farview Road: Application for Modified Site Plan: FEMA flood resiliency improvements to reduce/eliminate long-term risk of flood damage to existing sewer pump station.

Mr. Ricozzi indicated that this pump station is on the opposite side of the Beach Club on a right-of-way.

Commissioner Asid moved to approve the site plans pending on Zoning Board of Appeals for approval of the setbacks.

Commissioner Lang second the motion.

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

Approved

- 3f) 25 Cosey Beach Avenue: Application for Modified Site Plan: FEMA flood resiliency improvements to reduce/eliminate long-term risk of flood damage to existing sewer pump station.

Mr. Ricozzi stated that this is the little brick building that sits in the marsh next to Beachhead Restaurant.

Commissioner Gravino moved to approve the site plans pending Zoning Board of Appeals approval.

Commissioner Lang second the motion.

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

Approved

- 3g) 71 Meadow Street: Application for Modified Site Plan: FEMA flood resiliency improvements to reduce/eliminate long-term risk of flood damage to existing sewer pump station.

Mr. Ricozzi indicated that this pump station sits along the Farm River inlet on Meadow Street on the East Haven-Branford town line.

Commissioner Carocci moved to approve the site plans pending Zoning Board of Appeals for approval.

Commissioner Lang second the motion.

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

Approved

- 3h) Public Act 17-155: Temporary Health Care Structures: The Act would allow for a physically or mentally impaired person to occupy a temporary healthcare structure that

would be detached from the main residence and could not exceed 500 sq ft. Additional information about the Public Act is available at the Planning Office at Town Hall.

Commissioner Lang moved for the Town of East Haven to opt out Public Act 17-155.

Commissioner Carocci second the motion.

Roll Call Vote-All In Favor. None opposed. No abstentions.

Approved to Opt Out of PA 17-155

3i)

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk