

Planning and Zoning Minutes

The East Haven Planning and Zoning Commission held its Regularly Scheduled Meeting Wednesday, February 7, 2018 at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Vice Chairman DeMayo called the meeting to order at 8:00 p.m.

Staff present: Christopher Soto, Zoning Official, Salvatore Brancati, Director of Administration, and Joseph Zullo, Town Attorney.

Roll Call - 5 Present (DeMayo, Asid, Lang, Gravino, and Alternate Carocci)

- 1a) Accept/Approval of Minutes from January 3, 2018 meeting.
Commissioner Gravino moved to accept the minutes of January 3, 2018.
Commissioner Carocci second the motion.
Voice vote-All in Favor. None opposed. No abstentions.
APPROVED
- 1b) Commissioner Asid moved to add reorganization of Chairman, Vice Chairman, and Commission Clerk.
Commissioner Lang second the motion.
Voice vote-All in Favor. None opposed. No abstentions.
Motion Carried

Commissioner Asid moved to nominate William DeMayo Chairman.
Commissioner Lang second the motion.
Voice vote-All in Favor. None opposed. No abstentions.
Motion carried.

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TOWN CLERK'S OFFICE
EAST HAVEN, CONN.

Stacy Gravino, CTC
TOWN CLERK

Commissioner Lang moved to nominate Marlene Asid as Vice Chairman
Commissioner DeMayo second the motion.
Voice vote-All in Favor. None opposed. No abstentions.
Motion carried.

Commissioner Lang moved to appoint Roberta DeLuca as permanent clerk.
Commissioner Asid second the motion.
Voice vote-All in Favor. None opposed. No abstentions.
Motion carried.

- 2a) 31 & 63 Sperry Lane: Zoning Regulations, zone map change from R-5 to R-3.
Discussion took place among the Commissioners and staff with regard to tabling this item, Mr. Soto did indicate that the next set of plans would be more appropriate for the engineer to comment on.
Commissioner Lang moved to table awaiting reports staff reports from the Engineer and Police and Fire Departments.
The applicant Mr. DiLungo asked why the Engineer isn't in attendance and why he sat in the back of the room last meeting and left early.

Attorney Zullo indicated that those reports are important and believe Attorney Alfred Zullo would want them available to the commission prior to a decision.

Commissioner Lang second the motion.

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

TABLED

- 2b) 100 & 31 Sperry Lane, 161 Foxon Road: Zoning Regulations, zone change to Planned Elderly Facilities District. – Possible decision on Public Hearing.

Commissioner Asid moved table.

Commissioner Carocci second the motion.

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

TABLED

- 2c) 540 Main Street: Application for Modified Site Plan: Construct 3600 sq. ft. addition for retail storage space. (Schedule A, Line #29)

Bob Mangiano is the architect for the applicants, co-owners of Goody's Hardware. He explained that they hope to build 3,600 sq. ft. building for storage only and it will not be interconnected with the retail building.

Chairman DeMayo recognized Michael Katz one of the owners and applicants who stated that it is their intent to remove most of the storage trailers on the site, which they have approvals for and to leave maybe 5 trailers after the construction of this storage building. He also added that this portion of the building is fully fenced in and 10 ft. off the property line.

Commissioner Carocci moved to approve with the following conditions of no striping, maximum of 5 storage trailers, and to submit a revised site plan by Friday, February 9, 2018.

Commissioner Asid second the motion.

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

APPROVED WITH CONDITIONS

- 3a) 665 Foxon Road: Application for Modified Site Plan: Establish a restaurant that serves breakfast and lunch. (Schedule A, Line#38)

Mr. Soto explained that the applicant wanted to reestablish the nonconformity therefore needs an approval for the modified site plan.

The applicant explained that he intends on opening a breakfast and lunch restaurant, it will be open 7 days a week from 6:00 a.m. to 3:00 p.m.

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

APPROVED

- 3b) 125 Cosey Beach Avenue: Special Exception Application: (Schedule A, Line#4) Dwellings containing three (3) or more dwelling units, subject to the additional lot area requirements of Schedule B.

Mr. Mangiano explained that the site was initially zoned a motel and has been used as an apartment complex and now that the applicant is remodeling the site he is experiencing problems with his lenders because of the conflict of the established and its use.

Commissioner Carocci moved to set a public hearing for March 7, 2018.

Commissioner Gravino second the motion.

Voice Vote - All in Favor. None opposed. No abstentions.
PUBLIC HEARING SET FOR MARCH 7, 2018

- 3c) 836 Foxon Road: Request for a positive referral from the Planning and Zoning Commission pertaining to a use variance submitted on January 16, 2018.

Attorney Tim Lee addressed the commission with regard to a Use Variance at 836 Foxon Road this is the site where Planet Fitness is located there are additional offices there and the applicant would like to open a tattoo salon at the site but they are only allowed in CA-2 zones. The zone is currently R-2, which is a residential zone therefore we need a positive referral to go before ZBA.

Mr. Brancati indicated that he has consulted with the applicant and is very supportive.

Commissioner Carocci moved to deliver a positive referral to the Zoning Board of Appeals.

Commissioner Lang second the motion.

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

POSITIVE REFERRAL TO ZBA

- 4a) 11 Roma Street -- Use permit submitted to reopen as a banquet hall.

Mr. Soto indicated that after a conversation with Chairman DeMayo this was approved administratively. It has always been a banquet hall and will remain one.

ADMINISTRATIVE

- 4b) 75 Frontage Road modified site plan report, changing the vestibule and handicap access.

Mr. Soto explained that this is Wendy's and they are remodeling for a much more updated look. Also, they will be moving the vestibule for better handicap access and modifying the entrance located across the drive thru window.

ADMINISTRATIVE

Commissioner Asid moved to adjourn at 8:55 p.m..

Commissioner second the motion.

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

Respectfully submitted,



Roberta A. DeLuca
Commission Clerk