

Planning and Zoning Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, April 4th, 2018 immediately following certain Public Hearings to commence at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman DeMayo called the meeting to order at 7:34 p.m.

Roll Call – 3 Present(Asid, Lang, and DeMayo) 1 Absent(Gravino)

Staff Present-Zoning Official, Christopher Soto, Assistant Town Attorney, Alfred Zullo, and Sal Brancati, Director of Administration and Management.

Item #1 — Administrative Actions:

- 1a) Accept/Approval of Minutes from February 7, 2018 meeting.
 Commissioner Asid moved to approve the minutes.
 Commissioner Lang second the motion.
 Voice vote-All in favor. None opposed. No abstentions.
 Approved

- 2a) 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.
 Commissioner Asid moved to approve the special exception application.
 Commissioner Lang second the motion.

Robin Page, 7 Henry Street stated she did not understand the process but does have a question with regard to this item on the agenda. She stated the improvements to the property are a welcome addition and she supports it but there are only 55 parking spaces, won't this cause on street parking.

Christopher Soto, Zoning Official stated this already exists the commission would be out of place to entertain your question and or place conditions. There was already a plan to convert to apartments the record was lacking details we are in possession of only the minutes and once it exists we do not add any conditions it is not an appropriate question for the commission to entertain.

Roll call vote.-All in favor. None opposed. No abstentions.
Approved

- 2b) 151 Kimberly Ave: Zoning Regulations, zone map change from R-1 to CB-1.
 Commissioner Asid moved to table until May 2, 2018 meeting.
 Commissioner Lang second the motion.

Roll call vote.-All in favor. None opposed. No abstentions.
Tabled

- 2c) Text Change: Zoning Regulations text changes to Section 25, Schedule B, and (CB-1 Column) Line #5 & Line #6.

To read as follows:

§25, Schedule B (CB-1)

Line #5 maximum # of stories for a building: 4

Line #6 maximum height of a building/ structure (ft.): 60

Commissioner Asid moved to table until May 2, 2018 meeting.

Commissioner Lang second the motion.

Roll call vote.-All in favor. None opposed. No abstentions.

Tabled

- 3a) 690 Main Street: Request for a 6 month extension of the Site Plan Approval from date of publication (initial approval March 23, 2017.)

Chairman DeMayo recognized Peter Burdun, 350 Orange Street, New Haven who requested a 6 month extension due to some financial issue that arose due to legal issues.

Mr. Soto recommended the extension to the commission.

Voice Vote-All in Favor. None Opposed. No Abstentions.

Approved

- 3b) 13 Caroline Road: Appeal of Notice of Blight Violation: Violation of Section 10-106 of East Haven Code of Ordinances. Property deemed blighted due to dilapidated structures.

Attorney Nicholas Mingione, 388 Orange Street, New Haven who indicated that his client property is pre-existing non-conforming if he were to clean up the site he would lose his pre-existing use. Not to throw the condition of the site in the face of the Town or neighbors but he needs to preserve his pre-existing use.

Mr. Soto indicated that he just received the complaint and we can give the owner from one to six months to remediate the site.

Commissioner Lang stated that he is seeking compliance.

Chairman DeMayo asked why he didn't do anything since the storms.

Attorney Mingione stated if the site were to be clean up totally the owner would lose his pre-existing status and no one has complained until now and that is when we have to come before the board to request to preserve the non-conformity when served with a violation.

Chairman DeMayo stated that he is very aware of the site which is in need of being cleaned up.

Mr. Brancati asked if it's allowable to give them 30 days to allow them to clean up the site and place on the land records the non-abandonment of the pre-existing use.

Commissioner Lang moved to give the homeowner 60 days for compliance.

Commissioner Asid second the motion.

Roll Call Vote.-All In Favor. None Opposed. No Abstentions.

Approved for 60 day compliance and to maintain nonconformity.

- 3c) 216 Laurel Street: Request for five year extension of approved special exception. Attorney Mingione stated that the last extension was approved in 2011 and the State allows for an extension.

Commissioner Lang moved to accept for review and approve the 5 year extension.

Commissioner Asid second the motion.

Roll Call Vote.-All In Favor. None Opposed. No Abstentions.

Accept for Review/Approved

- 3d) 280 Proto Drive: Application for Modified Site Plan: Creation of 193 trailer parking lot. (Schedule A, Line #68

Commissioner Asid moved to table until the Inland/Wetland Commission makes their decision.

Commissioner Lang second the motion.

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

Accept for Review/Tabled

- 3e) 75, 83, 93 Hemingway Ave: Application for Modified Site Plan: Modification to previously approved Elderly Non-Assisted Living Apartments, addition of decks to approved buildings. (Schedule A, Line #29

Bob Mangione, Architect for the project indicated to the commission that the owners would like to add decks to the units it's a nice feature and would only add about 2% more lot coverage.

Mr. Soto indicated that they would not be exceeding their lot coverage.

Commissioner Asid moved to approve the addition of decks.

Commissioner Lang second the motion.

Voice Vote-All In Favor. None Opposed. No Abstentions.

Accept for Review/Approved

- 3g) 280 Proto Drive: Sec. 8-24 Referral: Sale of sliver lot to Town Fair Tire.

Mr. Brancati explained that when the property was transferred to Town Fair Tire there was an error on the A2 survey and this sliver of property was omitted and was discovered by Jim Galligan, PE of Nafis and Young. The property is at 240 Commerce Street.

Commissioner Lang moved to amend the agenda to read 240 Commerce Street.
Commissioner Asid second the motion.
Voice Vote.-All in Favor. None Opposed. No Abstentions.

Commissioner Asid moved to render a Favorable 8-24 Referral.
Commissioner Lang second the motion.
Voice Vote.-All in Favor. None Opposed. No Abstentions.
Favorable Referral Approved

- 4a) 580 Coe Ave: Modified Site Plan application: Application to add 69 parking spaces to existing parking area.
Mr. Soto explained that the employees have not had enough parking and with the newly established store they will need additional parking.
Administrative approval pending Town Engineer's comments.

Commissioner Asid moved to adjourn.
Commissioner Lang second the motion.
Voice Vote.-All in Favor. None Opposed. No Abstentions.
Meeting adjourned at 8:05 p,m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk