

Stacy Gravino, CTC  
TOWN CLERK

Planning and Zoning Commission Regular Meeting  
Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, June 6, 2018 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 7:05 p.m.

Pledge of Allegiance

Roll call-3 present (DeMayo, Lang, and Asid) - 1 absent (Gravino)

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

1a) Accept/Approval of Minutes from May 2nd, 2018 meeting.

Commissioner Asid moved to accept the minutes.

Commissioner Lang second the motion.

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

APPROVED

2a) 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 – Zoning Officer's Update.

Chairman DeMayo recognized Nicholas Mingione, attorney for the owner of 13 Caroline Road. Mr. Mingione indicated that his client has removed the debris and has maintained the grass. At this time he is asking for a one month extension to figure how to remove the foundations.

Commissioner Lang asked if at this time is it clean up and safe.

Mr. Mingione indicated that it is clean and safe.

Chairman DeMayo asked if they would be removing the foundations just below the surface.

Mr. Mingione indicated that he was correct.

Commissioner Asid moved to approve a one month extension.

Commissioner Lang second the motion.

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

EXTENSION OF ONE MONTH APPROVED.

- 2b) 125 Cosey Beach Avenue: Application for Modified Site Plan: Existing complex is four buildings with 43 apartment units; owner requests a reduction to 37 apartment units.

Chairman DeMayo recognized Stefan Gashi the owner of the property who stated that he will be taking six of the efficiency apartments and creating 6 one bedroom by reducing the number of efficiencies.

Mr. Soto stated that this lessens the density and frees up the need for additional parking.

Commissioner Asid moved to accept for review and to approve.

Commissioner Lang second the motion.

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

ACCEPT FOR REVIEW. APPROVED.

- 2c) 24 Warner Road: Application for a Proposed 5 Lot Subdivision: Applicant proposes 35x124 access easement to 399 Barberry Road, East Haven.

Attorney Nicholas Mingione, 388 Orange Street, New Haven, CT stated that this is same plan that was previously approved November 2, 2016, the mylar was never recorded because at that time a portion of the property was going to be deeded to the land trust, unfortunately they could not agree on the access to the land. Now this land will be held as open space by the town.

Chairman DeMayo recognized Bob Sand, 501 Thompson Street, a member of the Land Trust who stated that he finds this very interesting; he believed they were still in discussion with regard to the degree of open space.

Mr. Soto stated this was approved under a different configuration application approval and they were trying to figure out the open space designation. They did not go through that approval, they had figure out the open space before recording the mylar.

Mr. Sand indicated that there is another player in the town.

Mr. Soto stated what Mr. Sand is talking about no longer exists; the pond and the land surrounding the pond can't meet with Mr. Tancreti's plans. Mr. Tancreti will deed 2.5 acres to the town for open space.

Mr. Sand indicated that the town will have no access and is opposed to that.

Mr. Soto stated that there is a 15 ft. access next to lot #5, we just need open space, not access.

Mr. Sand asked if the site will be staked every 50 feet excluding the pond.

Mr. Mingione stated that the second condition of approval is all new lots have sidewalks.

Commissioner Asid moved to accept for review and approve with the following conditions: surveyor to stake every 50 ft., install sidewalks to code, and deed 2.5 acres of open space to the Town of East Haven.

Commissioner Lang second the motion.

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

ACCEPTED FOR REVIEW. APPROVED WITH CONDITIONS.

- 2d) 29 Baer Circle: Application a Special Exception: An existing 12000 sf. building is located on the 2.457 acre subject property. It is proposed that a 4000 sf. addition be constructed, and a new 6000 sf standalone building. Both buildings would be used for contractor's business units as allowed in § 24, Schedule A, Line 56 of the East Haven Zoning Regulations: Building Contractors, business & Storage Yards. Commissioner Lang moved to accept for review and set a public hearing date for July 11, 2018.

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

ACCEPTED FOR REVIEW. PUBLIC HEARING SET FOR JULY 11, 2018.

- 3a) 667 Coe Avenue: Modified Site Plan: Elimination of the northerly curb cut on Coe Avenue, elimination of a section of sidewalk, and minor alterations to site grading that do not impact site drainage and reconstruction of concrete aprons and associated sidewalks at the access point to State Highways.

Mr. Soto indicated that because the State DOT made changes they lost some of their parking spaces.

ADMINISTRATIVELY APPROVED PER § 33 OF THE EAST HAVEN ZONING REGULATIONS.

- 3b) 18 Glenmoor Drive, add to the agenda an 8-24 Referral and approve a Favorable 8-24 Referral for the sale of the foreclosure property at 18 Glenmoor Drive.

Commissioner Asid moved to add to the agenda 18 Glenmoor Drive, 8-24 Referral.

Commissioner Lang second the motion.

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

Item added to the agenda.

Attorney Zullo explained that this is a forclosure for unpaid taxes and we need a favorable referral to send to the Council. It then will be placed with a realtor for sale.

Commissioner Asid moved to render a favorable 8-24 referral to the Town Council.

Commissioner Lang second the motion.

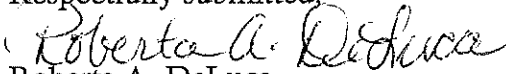
Voice vote. - All in favor. None-opposed. No abstentions.

ADDED TO AGENDA/FAVORABLE 8-24 REFERRAL

Linda Abbott, 53 Laurel Street had requested to address the commission with some concerns with regard to Zoning Regulations.

Attorney Zullo told Ms. Abbott that this is not the arena nor is it appropriate to address this commission as there is no public comment.

Respectfully submitted,

  
Roberta A. DeLuca

Commission