

Regular Meeting  
Minutes

Stacy Gravino, CTC  
TOWN CLERK

The East Haven Planning and Zoning Commission held its regular meeting on Wednesday, July 11, 2018 immediately following certain Public Hearing, which commenced at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

- 1a) Accept/Approval of Minutes from June 6, 2018 meeting.  
Moved to August 1, 2018 Meeting
  
- 2a) 29 Baer Circle: Application for a Special Exception: § 24, Schedule A, Line 56 of the East Haven Zoning Regulations: Building Contractors, business & Storage Yards.  
Commissioner Asid moved to approve with the following conditions:  
A buffer zone of 50 ft.  
Hours of Operation M-F 7:00 a.m. – 5:00 p.m. Sat. 8:30 a.m. – 2:00 p.m.  
Modified Site Plan – Enclosed refuse non-visible fencing around trash enclosure.  
No work allow in parking area/outside the buildings.  
CAM no adverse comments.  
To include Town Engineers comments.  
Commissioner Asid moved approve with conditions.  
Commissioner Gravino second the motion.  
Roll call vote. - All in favor. None opposed. No abstentions.  
Approved with conditions.
  
- 2b) 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.  
Zoning Official, Soto explained to the commission that the clean up of the site was completed, it isn't attractive but when the grass grows in it will look better.  
Chairman DeMayo indicated that he was going to speak to someone to see if they could make it look more appealing.  
Mr. Soto stated that site has been cleaned satisfactorily and the case is closed.  
No action necessary.
  
- 3a) Commissioner Asid moved to add to the agenda the Plan of Conservation and Development submitted by Brian Miller.  
Commissioner Lang second the motion.

Mr. Miller presented a draft of the plan to the commission for review and to set a public hearing date for approval of the Plan of Development and Conservation. He also indicated that he will be providing the final draft possibly next week.

Mr. Soto explained that there is a time frame in which we need to meet to approve the Plan so we should set a public hearing date of possibly September 5, 2018. At that time we can review some of the sections but some are not up for review but we will be able to meet the State's time frame as long as the public hearing is set.

Commissioner Asid moved to set a public hearing date of September 5, 2018.

Commissioner Lang second the motion.

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

Public Hearing Date set for September 5, 2018.

- 3b) 785 Foxon Road: Application for Modified Site Plan: Construction of a new, freestanding O'Reilly Auto Parts store. (Schedule A, Line 29).

Chairman DeMayo recognized Attorney Acampora and the Engineer for the project Josh Sirling, of Polar Engineering

Attorney Acampora explained that this is a site in a CB Zone, the site is next Monro Muffler it meets all the zoning requirements, construction cost will be approximately \$1M.

Mr. Sirling, Engineer for the project explained that O'Reilly is a Fortune 500 Company with over 5000 stores in 47 states. They are a class act there buildings are well maintained, even their delivery vehicles are owned by O'Reilly. The site is next Monro Muffler the building will be just shy of 7500 sq. ft. with over half of the building being storage, they will be maintaining the existing driveway for Monro there are 40 parking spaces it requires 85 spaces in your pure retail use which we find excessive, we consider their use a specialty service with low traffic use. There is a fully enclosed trash enclosure in the back of the building, we have an underground filtration system for the storm water, we will be connecting to the existing utilities, a free standing sign in front of 120 sq. ft. and one over the door. It is a faux stucco finish on the outside of the building and fully paved.

Chairman DeMayo asked how many employees and the hours of operation.

9:00 a.m. - 7:00 p.m.

There will not be any outdoor installation or tire sales.

Commissioner Lang moved to approve with condition that there will be no work done in the parking lot.

Commissioner Marotti second the motion.

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

Approved with conditions

- 3c) 597 Main Street: Application for Modified Site Plan: Private retail used car sales.  
(Schedule A, Line 40)

The applicant addressed the commission explaining that he is utilizing the site for private used car sales. The concept is that the cars will be stored in the building are prearranged sales. He has clients that he buys for when they are looking for a particular vehicle, typically high end vehicles. The most vehicles stored would be approximately 9 they won't be displaying any vehicles on the Main Street side of the building or on the lot in front of the building.

Chairman DeMayo expressed concerns regarding another site for cars sales on Main Street.

Commissioner Lang recommended no outdoor display of cars.

The applicant does not intend on displaying cars. He indicated that the hours of operation would be 12 noon to 4:00 p.m.

Commissioner Asid moved to approve with the condition of no display of vehicles.

Commissioner Lang second the motion.

Roll Call Vote-4 In Favor. 1 Opposed(DeMayo) No abstentions.

Approved with the condition of no display of cars.

- 3d) 23 Hemingway Avenue: Application for Modified Site Plan: Grocery store and deli with beer sales. (Schedule A, Line 29).

The applicant's son explained that they will be opening a Kauzers there will be the sale of groceries, deli, making of sandwiches, lottery and hopefully the sale of beer. The hours of operation will be 6:00 a.m. to 10:00 p.m.

Mr. Soto indicated that the sale of beer is prohibited by regulation of 1,500 ft. between retail businesses for sales of alcohol. Also, he recommended no seating.

Commissioner Lang moved to approve with the conditions of no seating and no sale of beer.

Commissioner Marotti second the motion.

Voice Vote – All in Favor. None opposed. No abstentions.

Approved with conditions

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

Proposed amendment to the Town of North Haven's Zoning Regulations –  
Revision to Section 5.1.1.31 to allow axe throwing facilities as a use in Light Industrial  
Zoning Districts.

Clerk read the amendment aloud.

No action necessary.

Commissioner Asid moved to adjourn.

Commissioner Lang Second the motion.

All in Favor.

Meeting adjourned a 9:07 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roberta A. DeLuca".

Roberta A. DeLuca

Commission Clerk