

Public Hearing Planning and Zoning Commission

The East Haven Planning and Zoning Commission held a Public Hearing Continued from Wednesday, January 4, 2017. Continuation Scheduled for February 1, 2017 at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli called the hearing to order at 7:10 p.m.

Roll Call – 5 Present (DeMayo, Carbo, (alternate)Rivera, Colangelo and Cianelli) 1 Absent (Gravino)

Staff Present – Christopher Soto, Zoning Official, Kevin White, Town Engineer, Sal Brancati, Director, and Assistant Town Attorney, Alfred Zullo.

75, 83, 93 Hemingway Avenue: Site Plan Application for 76 age-restricted units and 10,000 square feet of commercial space.

Chairman Cianelli recognized Attorney Timothy Lee who represents the applicants. He stated that he would like to continue this public until March 1, 2017, meeting they are waiting for comments from the DEEP.

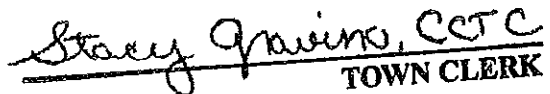
Chairman Cianelli stated that the public can hold their comments until that date; this hearing will be held open until the March 1st. meeting.

Respectfully submitted,



Roberta A. DeLuca
Commission Clerk

RECEIVED FOR FILING
FEB 21 2017
TOWN CLERK'S OFFICE
EAST HAVEN, CONN.


TOWN CLERK

Planning and Zoning Commission

RECEIVED FOR FILING
FEB 21 2017
TOWN CLERK'S OFFICE
EAST HAVEN, CONN.

Stacy Gravino, CTC
TOWN CLERK

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, January 4, 2017 Scheduled at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Roll Call – 5 Present (DeMayo, Carbo, (alternate)Rivera, Colangelo and Cianelli) 1 Absent (Gravino)

Staff Present – Christopher Soto, Zoning Official, Kevin White, Town Engineer, Sal Brancati, Director, and Assistant Town Attorney, Alfred Zullo.

Item #1

Vice Chairman DeMayo moved to accept the minutes of January 2017 meeting.

Commissioner Carbo second the motion.

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

Motioned carried.

Reorganization: Commissioner DeMayo moved to nominate Peter Cianelli as chairman.

Commissioner Colangelo second the motion.

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

Motioned carried.

Chairman Cianelli moved to nominate William DeMayo as Vice Chairman.

Commissioner Carbo second the motion.

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

Motioned carried.

Chairman Cianelli thanked Charles Metzler for his service on this commission since 2012.

Commissioner Colangelo moved to appoint Roberta DeLuca as the commission clerk.

Vice Chairman DeMayo second the motion.

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

Motioned carried.

Item #2A

5, 83, 93 Hemingway Avenue: Application for Special Exception: Elderly living – non assisted facility (§33.19).

Continued to March 1, 2017 Planning and Zoning meeting.

Item #2B

485 Main Street: Application for Site Plan Approval: Nail Salon (Schedule A; Line #27).

Zoning Official, Chris Soto indicated that this is a residential building that the owner wants to transform into a nail salon. We just received new plans which included dry wells and parking spaces that don't conform to our regulations mostly due to the width of the driveway. Also, there is only one driveway in and out. Due to the constraints of the property they must go before Zoning Board of Appeals.

Attorney Lee stated based on what Mr. Soto indicated they will have to go before ZBA because they need a variance for the width of the driveway. Mr. Soto further stated that the commission can vote on this item contingent on a favorable decision from the Zoning Board of Appeals.

Chairman Cianelli asked Town Engineer, Kevin White if he had any questions.

Mr. White indicated that he is all set.

Vice Chairman DeMayo moved to approve the application contingent on a favorable decision from Zoning Board of Appeals.

Commissioner Colangelo second the motion.

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

Motioned carried.

Item #2C

690 Main Street: Application for Modified Site Plan Approval: Laundromat (Sched. A; Line #31)

Mr. Stephen Cannell and Attorney Pascale represent the applicant. They explained that this parcel is 77% in New Haven where they have received all their approvals for this one story block building, with the back portion being two stories. A portion of the building lies in the Town of East Haven that portion will be razed to allow for parking in this cc zone. This 2 story structure with the egress at the rear will consist of a lounge area, public toilets, and 126 machines.

Chairman Cianelli asked if the City of New Haven had any issues with granting the use variance when 7 parking spaces are not in New Haven.

Commissioner Rivera asked if the sewer lines would be overburdened.

Chairman Cianelli stated that approval is through GNHWPCA, it is their issue. He asked Mr. White if he had any issues.

Mr. White believes that it is a non-issue for East Haven since 80% of the building is in New Haven only with 7 parking spaces in East Haven and the only issue we should be addressing is drainage and the sidewalk work.

Mr. Brancati questioned if the use of our ratios have no bearing on parking.

Mr. Cannell stated that we have complied with New Haven and have receive our approvals, this is not an impulse business, WPCA indicates that there is plenty of capacity, and the sewer main comes down Terrace Street, not Main Street.

Attorney Lou Federici who represents Chris Ballistraci who owns Super Wash indicates that the applicant does not meet East Haven's parking regulation with regard to the gross floor area which would require 40 parking spaces. The fact that the majority of the parcel and building is in New Haven is not germane to East Haven's regulations. In addition, where the curb cut is located is impeded by the two bill boards; they will impact the site line. The storm water sedimentation has not been address or a traffic study.

Chairman Cianelli stated that you are trying to tell this commission when someone comes before us with a modified site plan that they have to meet all these other conditions on something that is pre-existing.

Attorney Federici stated no but they are tearing down a building with a new use.

Chairman Cianelli said no they are tearing down part of a building and they are lowering the nonconformity.

Attorney Federici stated this is a new use and they must comply with the parking regulations.

Mr. Ballistraci indicated there isn't enough parking at this site. According to their application it states 4533 gross sq. ft., which East Haven's regulations state 2 parking spaces for every 175 of sq. footage and it is noted on their application 40 parking spaces and they already received relief from the City of New Haven. Where the curb cut is place on Main Street will cause a serious traffic issue, too.

Vice Chair DeMayo asked how many parking spaces do you have, how much square footage, and how many machines?

Mr. Ballistraci indicated he has 3500 gross square footage with 16 parking space, and 98 far lower than 126 machines.

Mr. Soto stated that they received relief from New Have with a caveat that the parking spaces on the parcel are on the property but in East Haven. New Haven recognized that this special exception is because the parking is in East Haven, so for practical purposes he meets New Haven's regulations.

What the applicant is asking this commission to exercise its power under section 42.6 to modify our parking standard to allow one space for every 200 sq. ft.

Assistant Town Attorney Alfred Zullo recommended to the commission to table this item with regard to the jurisdiction clause.

Commissioner Carbo moved to table.

Commissioner DeMayo second the motion.

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

Item tabled.

Item #3A

35 & 47 Sharon Drive: Proposed 12 lot Re-Subdivision Application.

Vice Chairman DeMayo moved to accept for review and set a public hearing date for March 1, 2017.

Commissioner Colangelo second the motion.

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

Accepted for Review/Public Hearing Date Set: 3/1/2017

Item #3B

444 Short Beach Road: Application for Special Exception: Building Contractors, business & Storage Yards (Sched. A, Line #56).

Mr. Soto indicated that a Coastal Area Management Application is required for tidal wetlands.

Vice Chairman DeMayo moved to accept for review and set a public hearing date for March 1, 2017.

Commissioner Carbo second the motion.

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

Accepted for Review/Public Hearing Date Set: 3/1/2017

Item #3C

16 Main Street: Application for Modified Site Plan: Medical and Dental Clinic (Schedule A Line # 47).

Chairman Cianelli recognized John Torello, Architect for the applicant. Mr. Torello indicated that he has taken over for Mr. Cuccinello who just had eye surgery and was in the process of completing the modified site plan for the former Rib House Restaurant. They'll be changing the façade and with a 10 ft. addition in the front of the building on the Route 1 side for a single use tenant, possibly a dental office. A total of 3600 sq. ft. they have 2 spaces for every 150 square feet, the regulation dictates 2 spaces for every 175 sq. ft.

Commissioner Carbo asked if they were removing any parking spaces in the front of the building.

Mr. Torello indicated that there are no spaces along the front of the building; we won't be removing any spaces for the expansion.

Chairman Cianelli asked how many retail space are in those buildings on Main Street.

Mr. Torello indicated 5 retail spaces; one tenant came in and took the entire building.

Mr. Brancati indicated that he strongly supports this plan.

Mr. White has not seen the plan to date but it should be okay.

Chairman Cianelli indicated that any additional changes to the plan you would have to come back to the commission for approval.

Mr. Soto wanted on the record that the regulations have a typo and it is 2 spaces for 175 sq. ft. of space of the building. They meet and exceed their parking. Also to amend the application to include use 29 and 27, this is retail and professional office uses.

Vice Chairman DeMayo moved to approve the modified site plan and to include the uses for professional offices and retail.

Commissioner Carbo second the motion.

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

Approved with conditions.

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

68 Frontage Road: Administrative Approval of Modified Site Plan: Relocation of Dumpster and Enclosure. (Per Section 33.10).

Approved Administratively

452 Main Street cell phone store.

Approved Administratively

Vice Chairman DeMayo moved to adjourn.

Commissioner Colangelo second the motion.

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

Respectfully submitted,



Roberta A. DeLuca
Commission Clerk