

Planning and Zoning

Public Hearings

The East Haven Planning and Zoning Commission held certain public hearing Wednesday, May 2, 2018, which commenced 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 7:03 p.m.

Roll Call - 4 Present (Asid, Lang, Gravino, and DeMayo)

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

Public Hearing # 1

151 Kimberly Ave: Zoning Regulations, zone map change from R-1 to CB-1.

A copy of the map is available for review at the Office of the Town Clerk. (Continued from the April 4, 2018 meeting.)

Chairman DeMayo recognized Attorney Michael Romano, 31 New Britain Avenue, Hartford, CT who explained on behalf of the applicant is requesting to change the zone of this parcel, which abuts the applicant's property on Frontage Road. This will square off the parcel and a need for additional square footage.

Chairman DeMayo recognized Jim Cassidy of Pearce and Cassidy, for the Connecticut Hotel Group Quality Inn. He indicated he is in the residential property redevelopment and this parcel is consistent with the CB-1 zone. Ultimately, it is their intent to redevelop the site, it is currently an outdate style with the entrances to the rooms along the outside of the building. We will be demolishing the existing hotel with a hotel that has one main entrance to the rooms, on a smaller footprint approximately 60 ft. in high.

Chairman DeMayo asked how many floors.

Mr. Cassidy indicated four. This is a Hilton Suite a new design there is one just built in Saratoga NY.

Chairman DeMayo indicated that this new hotel would be an asset to the expansion of the airport.

Chairman DeMayo recognized Bob Sand, 501 Thompson Street, East Haven commented that this is a fantastic plan and it makes sense for this zone.

Commissioner Lang moved to close the public hearing.

Commissioner Asid second the motion.

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

Public Hearing closed at 7:14 p.m.

Public Hearing # 2

Text Change: Zoning Regulations text change to Section 25, Schedule B, (CB-1 Column) Line #5 & Line #6. (Continued from the April 4, 2018 meeting.)

Attorney Michael Romano and Mr. Cassidy indicated this text change allows them to go from two stories to four stories. This is also consistent with the Plan of Development and Conservation it makes it less dense and currently it is an unused opportunity.

Chairman DeMayo asked if the hotel would be serving food.

Mr. Cassidy indicated just breakfast.

Salvatore Brancati indicated as the Director of Economic Development, the administration is very supportive of this text change.

Commissioner Asid asked when construction would start if this change were to be in place.

Mr. Cassidy indicated possibly by the end of the summer.

Chairman DeMayo recognized Bob Sand, 501 Thompson Street who asked how many CB-1 zones does the town have and will it pose a concern for the neighbors.

Attorney Zullo indicated that he does not believe that in the end game this one project near the highway will change much across the board.

Christopher Soto, Zoning Official indicated that in the future the maximum floor area would be met before they could reach the height they're small parcels. The CB Commercial parking requirement is high. There are minimum sites in town and this change would not be utilized.

Commissioner Lang moved to adjourn.

Commissioner Gravino Second the motion.

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

Meeting Adjourned at 7:18 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk