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EAST HAVEN, CONN.

## Planning and Zoning Commission

### Special Meeting Minutes

TOWN CLERK

The East Haven Planning and Zoning Commission held a **Special Meeting Tuesday, May 24, 2016 at 7:00 p.m.** at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512 in order to transact the following:

Chairman Peter Cianelli called the meeting to order at 7:00PM.

Roll call: 4 present (Cianelli, DeMayo, Gravino and Rivera (alternate)) 2 absent (Metzler and Colangelo)

Staff Present- Christopher Soto-Zoning Enforcement Officer, Sal Brancati-Director of Economic Development/Administration & Management and Assistant Town Attorney Alfred Zullo.

- Chairman Cianelli explained that at the last meeting they had some technical difficulties and as a Commission they indicated to the Developers for 75 Hemingway Avenue and 81 Frontage Road that if their concerns were addressed they would call a Special Meeting so they could get these projects moving.

1a) **75/83/93 Hemingway Avenue** - Application for Site Plan approval for 76 Age-restricted units & 10,000 sf of Commercial space - Accept for review and set Public Hearing date

- Chairman Cianelli said at this point he sat down with Kevin, had conferences with Chris and had conversations with Attorney Joseph Zullo and Attorney Al Zullo and he thinks they are all set to set a Public Hearing to do this. He recommends they set the Public Hearing to review the site plan.

Commissioner DeMayo moved to set the Public Hearing for June 28, 2016 at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Commissioner Gravino seconded the motion.

Roll call vote: all in favor- none oppose-none abstain.

Approved.

2b) **81 Frontage Road** - Application for Site Plan Approval for gas station.

- Mr. Soto explained that this is the same application that the Commission saw at the last Hearing; he thinks the only question was if they needed the State to approve it first or not. It has come down from the State that they will not actually accept an application until Town approvals are in place first.
- Chairman Cianelli said they indicated to the Developer's Attorney that they would come in for a Special Meeting for this. He would like to entertain a motion that they approve the site plan for the gas station based on the condition that they meet all DOT regulations and our Town Engineer's concerns.

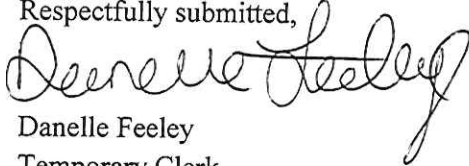
Commissioner DeMayo moved to approve the site plan.  
Commissioner Rivera seconded the motion.

- Mr. Brancati added that the way it reads from the State is that they cannot pull a permit to build until such time that the DOT approves it.
- Commissioner DeMayo asked if the application is going to be ready for State approval by June 28<sup>th</sup>. That was a big discussion they had, are they moving that process forward?
- Chairman Cianelli says no, that was for the previous application for Hemingway Ave. This is for Frontage Road to give them the opportunity to not have to come before them anymore.

Roll Call vote: 3 in favor –none oppose- 1 abstention (Gravino).  
Approved.

Commissioner DeMayo moved to adjourn.  
Commissioner Rivera seconded the motion.  
Voice vote: all in favor-none oppose-none abstain.  
Meeting adjourned at 7:05PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Danelle Feeley".

Danelle Feeley  
Temporary Clerk