

PLANNING AND ZONING
SPECIAL MEETING
Minutes

The East Haven Planning and Zoning Commission held a Special Meeting Tuesday, December 12, 2017, at 7:00 p.m. located at 250 Main Street (Lower Level), Mario Giaimo Conference Room, East Haven, CT in order to transact the following:

Vice Chairman DeMayo called the meeting to order at 7:00 p.m. and welcomed the new member of the commission Marlene Asid.

Roll call-4 Present (DeMayo, Gravino, Colangelo, and Asid)

Staff Present: Sal Brancati, Director of Administration and Joseph Zullo, Town Attorney.

Item #1

240 Commerce Street, 8-24 Referral Related to the Land Lease Option and Lease Agreement (Solar Farm), Between The Town of East Haven, CT (*Landlord*) and Greenskies, a Clean Focus Company, (*Tenant*.)

Commissioner DeMayo asked for a little background on the company and the leasing process.

James Desanto indicated that Greenskies will be leasing 4 to 5 acres to create one megawatt of ray for one customer to purchase at a discounted rate. Greenskies is the number one solar company in the country by market share; they will own and maintain the system.

Commissioner DeMayo asked if they would be eventually utilizing the entire site or only 4 to 5 acres.

Mr. Brancati indicated there is the possibility to utilize the enter 25 acres in the future depending on the State Legislature to sell directly to the UI.

Attorney Zullo stated that the town will be receiving \$15,000, of revenue per year for 25 years, a total of \$375,000 over the life of the lease. This will add to the Grand list from this very productive use.

Commissioner Colangelo moved to issue a favorable referral at 240 Commerce Street.

Commissioner Gravino Second the motion.

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

APPROVED AS A FAVORABLE REFERRAL

Item #2

P.A. 17-55 Temporary Healthcare Structures: Set Public Hearing to Opt-Out of P.A. 17-55.

Attorney Zullo indicated that the State of Connecticut is allowing town residents through this public act to place temporary health structures on their homes in order to take care of a sick family member or an elderly family member on a temporary basis. We foresee a lot of issues with our Planning and Zoning regulations and we also foresee a lot of abuse of this regulation. The only way to prevent abuse is to opt out of it.

Commissioner Colangelo moved to set a public hearing date for 1/3/2018.

Commissioner Gravino second the motion.
Voice vote-All in Favor. None opposed. No abstentions.
PUBLIC HEARING SET FOR 1/3/2018

Commissioner Colangelo moved to adjourn.
Commissioner Asid second the motion.
All in favor. Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk