

Town of East Haven Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, November 4, 2015, at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

Chairman Cianelli call the meeting to order at 7:00p.m. and requested roll call.

Roll Call – 4 Present(Cianelli, Fiorillo, Alternates Riveria and Astorino) (Not Present Colangelo, Richardson, and Metzler)

Alternate Commissioner Rivera present not voting.

Staff Present: Town Attorney, Zullo, Salvatore Brancati, Director of Administration, and Zoning Official, Christopher Soto.

1. Accept/ Approval of Minutes from October 7, 2015 meeting.

Commissioner Fiorillo moved approve the minutes.

Commissioner Riveria second the motion.

Voice Vote- All in Favor. None Opposed. No Abstentions.

Approved

2. No old business.

3. A. 465 Main Street, site plan modification.
(Site Plan Modification for operation of printing, publishing, and paper manufacturing business.)

Chairman Cianelli indicated that he went to the site and it appeared that the applicant did a good job with the clean-up.

Christopher Soto, Zoning Official said he requested the hours of loading and unloading but has met all/any additional requirements set forth.

Commissioner Rivera also visited the site and it met with his approval.

Commissioner Fiorillo moved to approve the modified site with the conditions for loading and unloading.

Commissioner Rivera second the motion.

Voice vote-All in Favor. None Opposed. No Abstentions.

Approved with conditions.

- B. 290 Dodge Avenue, site plan modification.
(Site Plan Modification to incorporate an additional business to an already existing wholesale business.)

Chairman Cianelli stated that he spoke with Town Engineer, Kevin White prior to the meeting and he hasn't any comments.

Christopher Soto, Zoning Official indicated that this site is already a wholesale facility and they are looking to cohabitate. The space is a bit large.

Chairman Cianelli indicated that this property is owned by the Piscitelli's and what they did to the property on South End Road is not acceptable, it will not happen at this site.

Commissioner Fiorillo move to accept and approve the modified site plan.

Voice vote-All in Favor. None Opposed. No Abstentions.

Approved with conditions.

- C. 620 Coe Avenue, Use variance referral for a favorable report.
(Use variance is for the conversion of a restaurant to a private not for profit club in an LI-3 Zone.
Chairman Cianelli indicated that this is before Planning and Zoning for a favorable report so that this item can be presented to the Zoning Board of Appeals for this modification.

Salvatore Brancati, Director of Economic Development indicated that the future use of this site is for the Elks Club of New Haven and they are very excited to come to East Haven.

Chairman Cianelli indicated that the Town Engineer, Kevin White did raise a few concerns.

Commissioner Fiorillo moved for a favorable report.

Commissioner Rivera second the motion.

Voice Vote-All in favor. None Opposed. No abstentions.

Approval of a favorable report.

- D. 8-24 Referral – 19 Crisci Place, license agreement for erecting a fence on Town property.
Chairman Cianelli stated that this is town property going to ZBA, but first must have a favorable referral from Planning & Zoning and an approval from the Town Council. Then they will come back before Planning and Zoning for a full modification of this site.

Attorney Alfred Zullo stated that he was contacted by Dominic Crisci whose property borders this portion of Town property at the end of Pardee Place. Mr. Crisci indicated that it's a dumping area and would like it cleaned up permanently by installing a vinyl fence so that no one can get behind the fence to dump.

Commissioner Fiorillo moved for a favorable 8-24 Referral.

Commissioner Rivera second the motion.

Voice Vote-All in favor. None Opposed. No abstentions.

Approval of a favorable 8-24 referral.

- 4 A. Discussion with regard to logging that took place on 420 and 450 Bradley Street. A "cease and desist order" was issued.

Chris Soto, Zoning Official stated that this is a large track of land where the amount of logging reached a point where they are required under the regulation to apply for a special exception. They also must go before Inland/Wetland Commission first, they have not, to date, encroach on the wetlands.

Attorney Zullo indicated that to date they have not attempted to seek a Special Exception. They intend on bring a full plan to the Town.

Mr. Brancati indicated that they are completing a Wetlands application and at this time their attorney does not agree with us, they believe they have a right to log.

Attorney Zullo stated that they are not on the next meeting of the Wetland's Commission for an appeal but have chosen to do a full application.

Mr. Brancati indicated that the applicant has had the wetlands flagged and they are currently 380 ft. away.

Attorney Zullo indicated that the town has asked that they take proper precautions with regard to erosion; to hydro seed and a silt fence should be in place.

- B. 52 South End Road, the town was informed that a sex offender was using that address as a residential address, we have contacted the owners' attorney and we have been assured that no one is living there. Mr. Brancati indicated that he has walked through the entire building.

Chairman Cianelli indicated that he would like a site plan.

- C. Chairman Cianelli indicated that there is a problem with kids hanging out at Dunkin Donuts and that the site is producing trash. We need to have a modified site plan submitted.
- C. Main Street car lot. The cars are encroaching on the sidewalk, there is a school bus parked in the area as well. The lot is only allowed 25 cars and it is like a junk yard on the Hughes Street side of this parcel.

Commissioner Fiorillo moved to adjourn.
Commissioner Astorino second the motion.
All In favor.
Meeting adjourned at 7:53 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk