

EAST HAVEN TOWN COUNCIL
PUBLIC HEARING MINUTES
TUESDAY, JUNE 6, 2017

Stacy Gravano, CTC
TOWN CLERK

In accordance with Chapter III, Section 6 of the East Haven Town Charter, the East Haven Town Council Hearing Committee held a public hearing meeting Tuesday, June 6, 2017, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Chairman Fred Parlato calls the meeting to order at 7:00PM.

Item #1

Roll Call for Hearing Committee - 12 present - 2 absent (Depalma and Anania).

A quorum is present.

Chairman Parlato asks all to stand for the pledge of allegiance.

Item #2

To conduct Public Hearing #1 regarding "An Ordinance Approving and Authorizing the Conveyance of 620 Coe Avenue to Mellen East Haven Associates, LLP, or its designee, for \$195,000.00."

- Sal Brancati, Director of Administration & Management addresses the Council and explains that the disposition of this property is for the owner of Town Fair Tire. Town Fair Tire approached the Town regarding an expansion, they made an offer on the property, which was \$10,000 higher than the previous offer they had on it from Dr. Legarde of Fair Haven Health Center. The Town was previously in discussions with the Elks for this property; their purchasing of this building was contingent upon them selling their property in New Haven. Their contract with the Town expired so it was terminated. Town Fair Tire was third on the list to approach; he and Attorney Zullo met with them to negotiate the sale of the property and are now prepared to move forward. In talking with Dan Rubino of Town Fair Tire, they are looking at a new brake division, they will be manufacturing and testing breaks and they will potentially use this as a retail center for brakes as well. If they go forward with the sale, the property will go back on the grand list and increase the tax base, which it has been off of since 2010. This would help a large company that is our largest employer and probably our largest taxpayers in East Haven expand in our Town.

No public comment.

Council comment:

- Chairman Parlato says even though they are getting \$195,000 for this piece of property, we originally paid \$395,000. We also had an additional cost of \$100,000 for engineering studies to build a road to connect it through wetlands to a different part of Town; none of that materialized. It has been sitting vacant; it is deteriorating and as Mr. Brancati said, let's put it back on the tax rolls.
- Councilman William Richardson says that he mentioned Town Fair Tire wants to do some break testing and manufacturing there, is the property zoned for manufacturing?
- Mr. Brancati says it is, but we may end up changing it back again if they want to do retail there. Prior to this when they thought it would be used for a different purpose as part of the industrial park, they reconfigured the zone to make it part of the industrial park. If they are doing breaks and manufacturing and testing it wouldn't need to be changed, if they decide to do retail as well they would need a zone change or a variance. But he does not see it as an issue, the Town is excited about this expansion and there is another expansion possibly coming back before the Council down the road.

Item #3

Adjournment of Public Hearing #1.

Councilman Robert Parente makes a motion.

Councilman Nicholas Palladino seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #4

Hearing Committee report to the full Town Council and recommendation of action on Public Hearing #1.

Vice Chairman Robert Sand makes a motion.

Councilman Joseph Santino seconds the motion.

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

Item #5

Adjournment of Hearing Committee.


Councilman Santino makes a motion.

Councilman Palladino second the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Meeting is adjourned at 7:08PM.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Danelle Feeley". The signature is written in dark ink and is positioned above the printed name.

Danelle Feeley, Clerk, East Haven Legislative Town Council