

**Planning and Zoning Commission  
Wednesday, March 3, 2010 at 7:30pm  
East Haven Community [Senior] Center; 91 Taylor Avenue  
East Haven, CT 06512**

Chairman Ruocco called the meeting to order at 7:30 p.m.

Roll call – 1 Regular Member Absent (Murch). 4 Regular Commission Members Present (Vastola, Ruocco, Giamattie, and Raymond) 1 Alternate (Suppa) – 5 Present and Voting.

Staff Present – Assistant Town Attorney, James Cirillo, James Staunton, Town Engineer, and David Anderson, Zoning Official.

1A: Accept / Approve minutes of February 3, 2010 Commission meeting. Chairman Ruocco made one change to the minutes with regard to Public Hearing #1 where Commissioner Murch asked the percentage of coverage was answered by the applicant Rick Raymond not resident Niki Whitehead.

Commissioner Vastola move to accept the minutes as present and corrected.

Commissioner Giamattie seconded the motion.

Roll Call – All In Favor. None Opposed. No Abstentions.

APPROVED

2A: No Public Hearings

3A: 36 Thompson Street; CD Zoning District; Site Plan Application for the demolition of a single family home and construction of a two story commercial building with a first floor retail space and a second floor office space.

David Anderson stated that the applicant asked that the item be tabled until next month's meeting.

Commissioner Raymond moved to table item 3A.

Commissioner Vastola seconded the motion.

Roll Call – All In Favor. None Opposed. No Abstentions.

TABLED

3B: 204 Hemingway Avenue; R-1 Zoning District; Modified Site Plan Application to covert a residential dwelling unit into a limited business / professional office per Section 33.15 of the Zoning Regulations. David Anderson stated that the applicant is still solving the square footage issue with regard to the parking. Commissioner Raymond moved to table item 3A. Commissioner Giamattie seconded the motion. Roll Call – All In Favor. None Opposed. No Abstentions. TABLED

4A: 18 and 34 Wheelbarrow Lane & 247 Foxon Road; R-3 Zoning District; Zone Change Application from a Residence, R-3 Zoning District to a Commercial, CD Zoning District. David Anderson stated that this proposal is to extend the zoning from across the street. Commissioner Raymond moved to accept for review and set public hearing date for April 7, 2010. Commissioner Giamattie seconded the motion. Roll Call – All In Favor. None Opposed. No Abstentions. ACCEPTED FOR REVIEW/PUBLIC HEARING DATE 4/7/10

4B: 598 Main Street; CC Zoning District; Site Plan Modification to convert a portion of the existing carwash business to sell coffee and bagels. Chairman Ruocco recognized John Torello who represents the applicant Juan Boone to modify a space at the above address to establish a Coffee and Bagel Business. He will be modifying some of the space at the car wash to service his customers while they wait. There is adequate parking and re-striping of the spaces is necessary for the 130 square foot area.

Chairman Ruocco asked if this will require duct work and a hood. Mr. Torello indicated that the space will be fitted out and that during the winter months the cars wash suffers financially due to the single use.

Commissioner Raymond recommended moving the handicap space prior to re-striping the parking lot. He also asked the Zoning Official if this use fits.

Mr. Anderson stated that it does fit and upon inspection of the site there is a lot of empty space and it's a good idea and it provides the

required parking. Mr. Anderson further stated that there would be full separation, and the plans have been reviewed by the Fire Marshal, Building Official, and the Health Department.

Commissioner Raymond asked if a new dumpster would be required. Mr. Anderson, "no."

Commissioner Raymond moved to approved with the conditions of the Town Engineer and to meet all town regulations.

APPROVED WITH CONDITIONS

5A: 199 Commerce Street (A.F. Forbes, Inc.) Request for Used Car Dealer License

Chairman Ruocco stated that although this was approved administratively he would like it on the record that the purpose is to buy and sell trucks to keep his fleet up and running not to be a used vehicle business.

APPROVED ADMINISTRATIVELY

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk