

**Town of East Haven
PLANNING AND ZONING
Wednesday, March 2, at 7:30 p.m.
East Haven Community Center, 91 Taylor Avenue
East Haven, CT**

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

Roll Call – 4 Present (Ruocco, Raymond, Vastola, Murch, and Giamattie)

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

1A: Accept / Approve minutes of January 5, 2011 Commission meeting.
Chairman Ruocco indicated on the second page last paragraph, it indicates that Mr. Nicolio is present, he was not it was his representative speaking on his behalf John Schumedka (spl?).
Commissioner Vastola moved to accept the minutes as amended.
Commissioner Giamattie seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
Approved

2A: No Public Hearings.

3A: No Old Business.

4A: 460 Main Street; Site Plan Application to erect a 30 ft. by 60 ft. pre-engineered steel building in the rear of the property for use as contractor storage for a landscaping and home improvement business.

David Anderson, Zoning Official stated that this use is not allowed in this district. Therefore, the applicant will have to first come before the Planning and Zoning Board for a favorable referral to the Zoning Board of Appeals and if successful he will come back to the Zoning Board.

The applicant addressed the commission. He is proposing to place a 30x60 storage building on this site. Currently, it's overgrown and continues to be a dumping place. If successful with the approvals he will maintain the property, which is owned by his father in law.

Chairman Ruocco stated that he visited the site and there is a slab currently on the site which looks to be undersized.

The applicant indicated that it is 33 x 67

Commissioner Murch stated upon examining the diagram provided, it appears, the structure's height is just under 15 feet.

The applicant affirmed his assertion.

Commissioner Raymond was concerned with the site statistics where it indicates the side yard is 0 feet.

Chairman Ruocco indicates due to awaiting approval from ZBA it reads 0 feet, it will be 11.8 feet. He further asked if Mr. Anderson had any concerns with the proposed plan.

Mr. Anderson stated his only concern is that there might be potential issues with the single family homes that back-up to this proposed site.

Mr. Ruocco asked if a public hearing will take place.

Mr. Anderson stated, no.

Commissioner Raymond asked the applicant if this is a metal sided building to the ground and if there will be heat.

Commissioner Giamattie stated that this will be cold storage.

The applicant stated that when he comes before the commission with the site plan he will include a buffer to the single family homes and it will not be heated.

Commissioner Raymond moved accept for review and to provide a favorable referral to Zoning Board of Appeals.

Commissioner Murch seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

Accepted for Review/Favorable Referral to ZBA

- 4B: 155 Short Beach Road (Three Stone Pillars); Zone Change Application from an existing R-3 Zoning District to a Planned Elderly Facilities District (PEFD) for the construction of 51 age-restricted (55 and older) residential dwelling units.

Mr. Anderson stated that Attorney Lee had a conflict with tonight's meeting but has met the submittal requirements. He will be submitting a traffic

study; he has a letter from GNHWPCA and Regional Water Authority and Mr. Anderson also contacted the Town of Branford and COG.

Commissioner Murch asked if this is near the wetlands and do they have to enter into a review process.

James Staunton, Town Engineer yes they will need a new permit and that process can run concurrent.

Commissioner Giamattie moved to accept for review and set a public hearing date for April 6, 2011.

Commissioner Raymond seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

Accepted for Review/Public Hearing Set 4/6/2011

4C: 123-125 Hemingway Avenue; Special Exception Application to convert an existing two-family dwelling into a three-family dwelling.

Mr. Anderson stated that according to our regulation the applicant must go to the Zoning Board of Appeals for a special exception due to the lot size if successful he will return to the commission.

Commissioner Raymond asked if a separate egress is required.

Mr. Anderson stated, yes.

Commissioner Raymond moved to accept for review and set a public hearing date for April 6, 2011.

Commissioner Giamattie seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

Accepted for Review/Public Hearing Set 4/6/2011

Commissioner Vastola moved to adjourn.

Commissioner Raymond seconded the motion.

Voice vote- all in favor. None opposed. No abstentions.

Meeting adjourned at 7:53 p.m.

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk