

**Town of East Haven
PLANNING AND ZONING**

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, July 1, 2009, at 7:30 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

Chairman Ruocco called the meeting to order at 9:36 p.m.

Roll Call – 5 Present (Ruocco, Raymond, Cappelloni, Piccirillo, and Murch)
Also present Alternates Vastola and Giamattie (not voting).

Staff present Attorney James Cirillo, Town Engineer, James Staunton, and Zoning Official, David Anderson.

1A: Accept / Approve minutes of June 3, 2009 Commission meeting.
Commissioner Cappelloni moved to accept the minutes of June 3, 2009 meeting.

Commissioner Raymond seconded the motion.

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

Approved

2A: Proposed Text Change to Section 27, Planned Elderly Facilities District (P.E.F.D.), of the Zoning Regulations of the Town of East Haven.

Chairman Ruocco stated that the applicant has the right to come in and apply for a zone change, it's just one more step.

Roll Call – 3 In favor (Cappelloni, Raymond, and Piccirillo) 2 Opposed (Ruocco and Murch) No abstentions.

Approved

3A: 216 Laurel Street and 247 Bradley Street; RA-1 Zoning District; Special Exception and Site Plan Modification for Tivoli Gardens to add an additional 10 age-restricted apartment units to a previously approved 29-unit building (Building 3) and 38 age-restricted apartment units in a newly proposed building (Building 4).

Chairman Ruocco stated that he would like to address some of the concerns of the citizens before making a decision.

Commissioner Raymond moved to table this item.

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

Tabled

- 3B: 104 Frontage Road; CC Zoning District; Site Plan Application to construct a new 5,000 square foot building for retail and business and professional office uses.
Commissioner Cappelloni moved to accept for review.
Commissioner Raymond seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
Accepted for Review/No Action
- 3C: 756 Foxon Road; R-2 Zoning District; Site Plan Modification to a previously approved nail salon to eliminate the condition requiring installation of a sidewalk on Green Street and to permit the installation of a 1,760 square foot concrete pad and 3-foot high retaining wall.
Dave Donofrio contractor for the Tran family stated that due to the slope and grade on the west side (Green Street) are so dramatic the previous Zoning Official and Engineer recommended eliminating the sidewalks on that side and place concrete curbing into the driveway.

Mr. Staunton stated two weeks ago the curbing was installed; he is correct to place sidewalks to go nowhere while the utility poles are in the way is difficult I also would recommend to forego the sidewalks on the west side but the east side will have sidewalks.
Commissioner Cappelloni moved to approve to meet the concerns of the engineer.
Commissioner Raymond seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
Approved with Conditions of the Engineer
- 3D: 967 North High Street; R-3 Zoning District; Re-subdivision application to split an existing 1.13 acre parcel into two lots.
Commissioner Cappelloni moved to accept for review and set a public hearing date.
Commissioner Raymond seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
Accepted for Review/Set Public Hearing Date September 2009.

3E: 2 Guilford Court; CB-1 Zoning District; Site Plan application to construct a full second story on an existing house and convert the first floor into a jewelry store and the second floor into an apartment.

John and Donna DiLustro purchased the property across from Tolli's it is their intention to convert the first floor 500 sq. ft. to retail jewelry store and the second floor to a 2 bedroom apartment.

Mr. Anderson stated that they went before the Zoning Board of Appeals and were approved for mixed use. They must provide engineered wheel stops and approved signage.

Commissioner Cappelloni moved to approve to meet the concerns of the engineer.

Commissioner Raymond seconded the motion.

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

Approved with Conditions of the Engineer

3F: 268 Chidsey Avenue; R-1 Zoning District; Special Exception application to convert and enlarge an existing garage into a ministry building to be operated as a bible study for 5-15 people twice during the week and for assembly service on Saturday for approximately 20-35 parishioners.

Commissioner Cappelloni moved to accept for review and set a public hearing date.

Commissioner Raymond seconded the motion.

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

Accepted for Review/Set Public Hearing Date September 2009.

4A: Designation of an East Haven representative to the Regional Planning Commission.

David Anderson, ZEO appointed

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk