

**TOWN OF EAST HAVEN
PLANNING AND ZONING
Regular Meeting Minutes**

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, March 4, 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 stated that the concept at Tivoli Gardens for additional units will not fit in on Laurel Street. They have the right to build 29 additional units. There is a great concern for this old neighborhood, the increased traffic, and density, the builder can come before this commission to reconfigure that approved building and create something less dense on the property which will result in everyone's satisfaction.

Clerk called for a point of order.

Roll call – 5 Present (Cappelloni, Ruocco, Raymond, Murch, and Piccirillo)

Alternate present (not voting [Vastola])

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

1A: Accept / Approve minutes of February 4, 2009 Commission meeting.

Commissioner Raymond moved to approve the minutes.

Commissioner Piccirillo seconded the motion.

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

Approved

2A: 219 Bradley Street, 267 Bradley Street, and 216 Laurel Street; R-1 and R-2

zoning districts; for a proposed zone change to RA-1 for expansion of the existing age-restricted residential development known as Tivoli Gardens.

Commissioner Piccirillo moved to deny.

Commissioner Raymond seconded the motion.

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

Denied

3A: 240 Hemingway Avenue; R-1 zoning district The applicant is requesting a six [6] month extension in accordance with Section 33.6.2 of the Zoning Regulations.

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.

David Anderson, Zoning Official stated that this was approved a year ago under a special exception and the applicants are asking for a six month extension, waiting for the economy to rebound and he recommend an extension.

Chairman Ruocco stated that this is a one time extension.
Commissioner Cappelloni moved to approve a six month extension.
Commissioner Murch seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
Approved for 6 month extension.

3B: 227 Saltonstall Parkway; CC zoning district; Seeking to re-establish a coffee shop with a drive-thru window in an existing convenience store / gas station.

David Anderson, Zoning Official stated that this was approved in 2002, in the rear of the building. All the site work was completed and they want to reinstitute the drive thru window.

Administrative Approval

3C: 65 Messina Drive; RA-1 zoning district; Installation of three [3] proposed wireless communication antennas mounted to the existing building.

David Anderson, Zoning Official stated that this is for a 2 or 3 ft. antenna on the roof of East Farm Village. This does not have to go through the Site Council it's for Pocket Communication.

Administrative Approval

3D: 875 North High Street; CB-1 zoning district; façade improvement to T&J Supermarket.

David Anderson, Zoning Official stated this is simply the façade no change in height, just new signs and drawings were submitted and are in compliance.

Administrative Approval

Respectfully submitted,
Roberta A. DeLuca Commission Clerk