

Planning and Zoning Commission Meeting

The East Haven Planning and Zoning Commission held its Regular Scheduled Meeting Wednesday, May 1, 2013, at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT

Chairman Cianelli called the meeting to order at 7:05 p.m.

Roll call: Present 5(Ruocco, Cianelli, Raymond, Colangelo, and Fiorillo) Staff Present: Alfred Zullo, Assistant Town Attorney, and Frank Biancur, Zoning Official

Item #1

Administrative Actions/Accept minutes April 2013 meeting.

Vice Chairman Ruocco moved to accept the minutes.

Commissioner Colangelo second the motion.

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

Approved

Item # 2

Old Business – 318-320 Main Street, Dunkin Donuts Expansion

Chairman Cianelli has concerns with regard to the traffic situation at this site.

Mr. Biancur read a letter from the Town Engineer, Kevin White indicating that the patron area, outside canopy, conference center, and increase in square footage of the building reflect calculations that require more parking area. (The letter is part of the zoning file.)

Commissioner Raymond indicates that a floor plan was not submitted.

Chairman Cianelli concurred with the Commissioner that a floor plan was not submitted.

Vice Chairman Ruocco asked if the applicant's engineer if his calculation match the Town Engineer's.

Chris Juliano, engineer for the applicant stated that he has a different interpretation for the patron area and that the applicant should not be penalized for the kitchen area, as it is not accessible by patronage. Two thirds of the space is behind the counter.

Commissioner Fiorillo indicated that he has been driving by the site at different times of the day and on Sundays and the site is overburdened with traffic.

Commissioner Colangelo also has monitored the site and she agrees with Commissioner Fiorillo.

Chairman Cianelli stated that the addition of additional square footage and franchise at this site is far too dense.

Commissioner Fiorillo also has concerns with the entrances and egresses.

Vice Chairman Ruocco we have to weight the safety aspects as well as the town's professional engineer concerns.

Commissioner Fiorillo moved to deny.
Commissioner Colangelo second the motion.
Roll Call – All In Favor. None Opposed. No Abstentions.

Denied

- 3a) Text Change to Zoning Regulations “Schedule A” Line 40
Mr. Biancur stated that this item is to set a public hearing for a text change to exclude a few areas from the regulations.
Commissioner Raymond moved to set the public hearing date for June 5, 2013/
Commissioner Ruocco second the motion.
Voice vote- all in favor. None opposed. No abstentions.

Public Hearing Set for 6/5/2013

- 3b) Bond Reduction “746 Foxon Road”
Mr. Biancur stated that Kevin White Town Engineer has no problems with this request.

Commissioner Raymond moved approve the bond reduction.
Commissioner Fiorillo second the motion.
Voice vote- all in favor. None opposed. No abstentions.
Approved

Commissioner Fiorillo moved to adjourn.
Commissioner Raymond second the motion.
Voice vote- all in favor. None opposed. No abstentions.
Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk