

## PLANNING AND ZONING

The East Haven Planning and Zoning Commission held its Regularly Scheduled Meeting Wednesday, August 7, 2013, at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

Chairman Cianelli called the meeting to order at 7:00.

Roll call – 5 Present (Commissioners Raymond, Fiorillo, Ruocco, Cianelli and Alternate Metzler) Commissioner Colangelo (absent)

1. Accept and approved minutes of July 10, 2013 Commission meeting.  
Vice Chairman Ruocco moved to accept the minutes.  
Commissioner Metzler second the motion.  
Voice vote- all in favor. None opposed. No abstentions.  
**Approved**
2. Accept Cingular Wireless application for a cell site at the Village at Mariner's Point located at 111 South Shore Drive.  
Commissioner Fiorillo moved to accept for review and set a public hearing date for September 4, 2013.  
**Accepted for Review/Set Public Hearing Date 9/4/2013**
3. 41 and 45 Foxon Boulevard; proposal to construct two storage facilities as of right under Section 50A of Schedule "A" Permitted Uses with a site plan approval.  
The Applicant Sal Vadala and his architect presented their plan to the commission to develop two mini storage warehouses at 41 & 45 Foxon Boulevard.  
The applicant's architect explained that this is a relatively flat parcel, which rapidly climbs in the rear. They will be tying into the catch basin in front of the parcel, each structure is 30x80 with 24 units in each, a 15 ft. wide drive around, a low retaining wall in the back with drainage points and 5 parking spaces.

Commissioner Fiorillo asked if the prints depict the actual topography.

The applicant indicated "no."

Chairman Cianelli asked about the 5 proposed parking spaces for 48 units; the regulation indicates 400 sq. ft. per space.

The applicant indicated that they reviewed the plan with the Zoning Official.

Vice Chairman Ruocco asked if it was not possible to fit the 16 spaces required and with a 15 ft. wide drive around it does not leave much room.

Commissioner Raymond stated as a mini warehouse this is not intended for retail use.

Mr. Vadala indicated that there won't be any electricity or heat.

Commissioner Metzler asked what the hours of operation will be. His concern lies with the resident in the immediate area.

Freddy Lopez, 52 Foxon Boulevard lives across the street from the proposed mini warehouses asked permission to speak on behalf of the neighbors.

Chairman Cianelli asked the applicants if they would agree to let them voice their concerns.

The applicant agreed.

Mr. Lopez stated that he lives directly across the street from the proposed warehouse and this is where the school bus stop is located. There are a lot of kids in this neighborhood; we are concerned with the traffic originating from this site, which will include U-haul trucks. When we look out our windows we will see this warehouse.

Commissioner Fiorillo assured the neighbors that there will be a privacy fence and time restriction.

Chairman Cianelli stated that this commission will do everything to protect the interests of the neighbors.

Vice Chairman Ruocco asked when the site would be cleaned up; the backhoe and dirt piles.

Commissioner Raymond is concerned with the width of the entry way of 16 ft., it does not come close to being suitable for two way traffic.

Vice Chairman Ruocco would like to get the comments of the Town Engineer.

Chairman Cianelli stated that he would prefer a comprehensive study by town staff to address the commission's concerns.

Attorney Alfred Zullo stated that there are legal issues that concern him with regard to the two parcels one is zoned residential and one commercial, I believe that the applicant will have to go before the Zoning Board of Appeals for two variances.

Lawrence Baker, 48 Foxon Boulevard stated that Mr. Valada removed the cistern from the site and now my yard and driveway flood. The town's foremen have been pumping it out since Sal removed the cistern.

Commissioner Raymond moved to accept the plans for review and he moved to table this item.

Vice Chairman Ruocco second the motion.

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

### **Tabled**

Discussion to accept Affordable Housing Plan as an official document regulating Affordable Housing. Document can be amended in the future as the commission see fit.

Attorney Zullo stated that this plan can be tweaked after it's approved.

Vice Chairman Ruocco moved to accept the Plan.

Commissioner Raymond second the motion.

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

### **Approved**

4. Vice Chairman Ruocco stated that the Town Attorney did a great job on the amendment to the political sign ordinance. The Zoning Office did receive a copy of the revised ordinance.

The Commission moved to require all change of use permits and site plan applications be reviewed by the Chairman and/or brought before the commission for any and all approvals. In the event of an administrative approval, it must be placed on the agenda as to inform the commission.

Commissioner Metzler moved to require review by the chairman and/or the commission.

Commissioner Fiorillo second the motion.

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

**Approved**

Commissioner Fiorillo wanted to discuss the work being done at Dunkin Donuts. He indicated that the applicant was denied use application and a site plan denial to expand the building. Now they are doing an interior change to the building, is there any way to stop construction through an administrative stop work order. There are parking and safety concerns; this is, in my opinion, not a matter of right.

Attorney Zullo indicated “no.”

Vice Chairman Ruocco moved to adjourn.

Commissioner Metzler second the motion.

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

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk