

Planning and Zoning Commission Regular Meeting
Wednesday September 4, 2013: 7:00pm
East Haven Community Center, 91 Taylor Avenue, East Haven, CT

Chairman Cianelli called the meeting to order at 7:01 p.m.

Roll Call – 4 Regular Members (Raymond, Colangelo, Fiorillo, and Cianelli)

1 Absent (Ruocco)

2 Alternates Present {DeMayo and Metzler (Metzler voting)}

1a) Accept/ Approval of minutes from August 2013 meeting.

Commissioner Raymond moved to accept the minutes.

Commissioner Colangelo second the motion.

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

Approved

2a) Accept, discuss, and possible decision regarding the Special Exception and Site Plan Application by New Cingular Wireless PCS LLC (AT&T) to install a camouflaged and concealed wireless telecommunications facility at the Village at Mariners Point senior living community located at 111 South Shore Drive in the Town of East Haven (the “Premises”) The Premises is currently classified in an PDD District.

Chairman Cianelli recognized Attorney Lucia Chiocchio for the applicant AT&T. Attorney Chiocchio explained that the service design has not changed since the presentation of the “Text Change” last month.

Carlo the engineer for the project indicated that the antenna would be located on the northerly portion of the existing building. The transformer will be housed in a permanent shelter at the northern portion of the building with power and service underground. The generator will be house next the existing generator on the south side of the building overall impact of this project is low.

Residents from Cosey Beach Avenue had some concerns as to where the antenna would be located. Drawings of the antenna were exhibited to the public showing that it would be hidden within a cupola.

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

Approved

3a) 41 & 45 Foxon Boulevard – Proposal to construct (2) two storage facilities.

Chairman Cianelli indicated that the board and the public had concerns and we did not receive any change until yesterday.

Whitney Hueber architect for the project indicated that the commission was in possession of an old plan with significant changes added. All properties are now in a CD Zone and combined all the parcels into one parcel.

Chairman Cianelli asked how this zone change occurred.

The Applicant told the Chairman that the Assessor made the change.

Chairman Cianelli indicated that is impossible only the commission can change a zone.

Zoning Official Frank Biancur stated that he would send a letter to the Assessor and change the zone administratively.

The Commission stated opposition to Mr. Biancur suggestion.

Chairman Cianelli stated that the Engineer's letter is dated today September 4, 2013, he just received the plans with the changes and he has a problem with the size of the drainage pipe.

Attorney Zullo stated that this has to go before Zoning Board of Appeals. You must submit a plan that includes drainage flow calculations; there are problems here with the zone , merging of the parcels and site issues. A special meeting can be held by this commission but you first have to go before the Zoning Board of Appeals.

Commissioner Colangelo moved to table.

Commissioner Fiorillo second the motion.

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

Tabled

4a) Blight Appeal: 68 Brown Street, Nicole Whitehead (Owner) is appealing fine set by Zoning Enforcement Officer on July 23, 2013.

Commissioner Colangelo moved to table.

Commissioner Fiorillo second the motion.

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

Tabled

4b) Administrative actions taken:

218 Main Street, Nail Salon

731 Foxon Road, Subway moving

406 Main Street

745 Foxon Road, Signage, Shop Rite

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk