

Planning and Zoning Commission
A Special Meeting of the East Haven Planning and Zoning Commission was held
Thursday February 20, 2014: 7:00pm
East Haven Community Center, 91 Taylor Avenue, East Haven, CT

Chairman Cianelli called the meeting to order at 7:02 p.m.

Roll Call – 5 Present (Metzler, Colangelo, Fiorillo, Cianelli, and Alternate Rivera)

Staff Present – Frank Biancur, Zoning Official

1a) Re-organization of membership.

Commissioner Metzler moved to re-appoint Peter Cianelli as Chairman.

Commissioner Colangelo second the motion.

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

Motion Carried

Commissioner Metzler moved to appoint Richard Fiorillo as Vice Chairman.

Commissioner Colangelo second the motion.

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

Motion Carried

1b) Approval of Minutes from January 23, 2014 meeting

Vice Chairman Fiorillo moved to accept the minutes.

Commissioner Metzler second the motion.

Voice vote- Four in favor. None opposed. One abstention (Rivera).

Approved

2a) 87 Hunt Lane, 87 Hunt Lane Associates LLC, proposal to construct three (3) new homes.

Variance was granted for the construction of these homes in October of 2013.

Chairman Cianelli stated that the commission has some concerns with regard to this project and the applicant was unable to attend the meeting, therefore, he will entertain a motion to table this item.

Commissioner Colangelo moved to table this item.

Commissioner Metzler second the motion.

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

Tabled

3a) 606 Main Street, Super Wash Laundry, Site Plan Modification to place a storage container on side/rear of the property for no more than one (1) year upon approval.

Chairman Cianelli recognized the applicant Chris Balestracci.

Mr. Balestracci explained that he would like to place a storage container on the west side of the building by utilizing part of the parking lot approximately 20 ft. for a period of roughly 12 months.

Chairman Cianelli asked what will be the use of this container it's not indicated on the application.

Mr. Balestracci stated that it will be used for the storage of laundry waiting cleaning.

Chairman Cianelli stated that the residents in this immediate area are concerned with the congestion of this parking area and the traffic in this area. When there is no available parking in the lot the customers' park on Hughes Street. The Town Engineer is in agreement with the residents that traffic is an issue at this site and taking a parking space out is not in the best interest of the town and its residents.

Mr. Balestracci does agree but this is only for a year or less, until his plans for his business are resolved. He stated that he has been a good tenant and takes care of the site and follows the town's regulation and has been there for 7 years without incident.

Commissioner Metzler asked how in a year would you rectify the problem of a place to pick-up and delivery of laundry.

Mr. Balestracci indicated that the pick-up and laundry delivery service will be relocated to another location.

Vice Chairman Fiorillo stated that he wouldn't see this storage container but the commission has to act on behalf the residents that would.

Mr. Balestracci stated that the container will not create an increase of traffic flow, there isn't any illegal activity the residents are misguided, we do not do any dry cleaning on site therefore, there aren't any chemicals emanating from the building. Within a half mile of the Laundromat are 5 storage containers.

Commissioner Colangelo asked if the container would be heated.

Mr. Balestracci stated that it would not be heated, it's just to store laundry for a 2-3 day turn around and there are other containers in the area.

Chairman Cianelli stated that it does not make your container right. This parcel has seen so much change and placing a trailer is a disgrace, it changes the approved site plan. This parcel abuts a residential zone, which we have to protect.

Vice Chairman Fiorillo moved to deny based on 39.9-10 of the regulations with regard to public health and safety.

Commissioner Colangelo second the motion.

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

Denied

3b) 199 Saltonstall Parkway- Site Plan Approval for a used automobile dealership.

Chairman Cianelli stated that he has obtained State of Connecticut Department of Motor Vehicle regulations where it states in part that in order to hold a dealer's license there must be two mechanic bays and the indicated site is just a store front.

The applicant, Manuel, stated that all the cleaning, mechanical and emission work will be done off site and they will be selling cars ready for sale.

Chairman Cianelli stated, but the regulations from the State of Connecticut dictate the minimum standards where two bays are required.

Vice Chairman Fiorillo moved to table this item with the condition that you return with requirements in writing from the DMV.

Commissioner Rivera second the motion.

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

Tabled

Vice Chairman Fiorillo moved to adjourn.

Commissioner Metzler second the motion.

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

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk