

Planning and Zoning

A Regular Meeting of the East Haven Planning and Zoning Commission was held Wednesday April 2, 2014 at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue East Haven, CT

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

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

Staff Present – Frank Biancur, Zoning Official, Kevin White, Town Engineer, and Alfred Zullo, Assistant Town Attorney.

- 1a) Commissioner Metzler moved to accept and approve minutes from March 5, 2014 meeting.

Vice Chairman Fiorillo second the motion.

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

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.

The applicant Attorney Nicholas Mingione, Fasano, Ippolito and Lee, 388 Orange Street New Haven addressed the commission stating that he had two outstanding issues to address and he has submitted the legal brief to the Town Attorney.

Chairman Cianelli stated that they have had several discussions and hopefully in the future there won't be rear lots proposed.

Vice Chairman Fiorillo moved to approve.

Commissioner Colangelo second the motion.

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

Approved with Conditions

- 2b) South Shore LLC: 142 Bradley Avenue and 125-131 Cosey Beach Avenue; Proposal to change zone from S1 to PDD and construct 106 Elderly Non Assisted Units in 4 separate buildings on 3.5 acres.

Attorney Nicholas Mingione withdrew the application.

Withdrawn

- 2c) 199 Saltonstall Parkway- Proposal to open a used car dealership (Tabled from February 2014 meeting).

Chairman Cianelli stated that the applicant is not present and I was confident that they did not meet the criteria of the Department of Motor Vehicle in order to come before this commission. If the Zoning Officer took more time to research this type of application it would not have been submitted initially.

Commissioner Colangelo moved to deny the application.

Commissioner Richardson second the motion.

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

Denied

- 2d) 533 Strong Street: Proposal to change the zone and construct 112 units of PEFD.

Chairman Cianelli stated that we have received a letter from the applicant withdrawing this application.
Withdrawn

- 3a) 9 Venice Place- Special Exception - excavation of land to build football field. Accept application, discussion, and possible decision.

Kevin White, Town Engineer stated that this is the Irish American Club, they have been trying to expand their field to a regulation size field for years. Mr. White has been on site and at this time they are cutting trees and doing a pre-blast survey. They must maintain sediment control with the pre-blast survey.

Vice Chairman Fiorillo moved to approve with the condition of the Town Engineer.

Commissioner Colangelo second the motion.

Approved with Conditions

- 3b) 8-24 Referral – Trolley Museum acquisition of a portion of River Street.

Chairman Cianelli stated that former Fire Chief, Wayne Sandford is a volunteer at the East Shore Trolley Museum and has met with the administration with regard to the house that the Trolley Museum purchased across from their current building, which they will need to make ADA accessible. In order to make it ADA accessible they would have to place it in a public right of way. Therefore, the town would like to convey that end of the road between their two parcels to the Trolley Museum so that they would be ADA compliant.

Commissioner Richardson asked how many feet.

Mr. White, 20 ft.

Commissioner Metzler moved offer a favorable 8-24 referral.

Vice Chairman Fiorillo second the motion.

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

Favorable Referral

- 3c) 11 Roma Street- Special Exception for the property to convert from banquet hall to church. Except application and set public hearing date.

Chairman Cianelli stated that the Economic Development Director has been in discussion with the applicant to change the use of this building. At this time we are just setting a public hearing date of April 23, 2014, and accepting for review.

Commissioner Richardson move to accept for review and set the public hearing date for April 23, 2014.

Commissioner Colangelo second the motion.

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

Public Hearing Date Set for 4/23/2014

Chairman Cianelli initiated discussion with regard to the great job Kevin White did working with the South Shore LLC to come to this appropriate decision. In addition, he stated the Zoning Enforcement Officer, Frank Biancur to date has not addressed the issues that were request a few months ago. The sandwich signs up and down Main Street and Foxon Road, the signage at the corner of Main and Charter Oak Avenue, the mattresses in front of the former Metcalf building. Send violation notices and give them 7 days and then fine them.

Zoning Official, Frank Biancur stated that he is still without a secretary and a town vehicle because the Building Official needs to utilize it every day, which is the majority of his job. Also, I can't fine them on an initial complaint.

Chairman Cianelli said just send the notices it's the same violation.

Commissioner Colangelo moved to adjourn.

Vice Chairman Fiorillo 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