

The East Haven Planning and Zoning Commission  
Held its Regularly Scheduled Meeting Wednesday January 7, 2015 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 7:09 p.m.

Roll Call – 5 Present (Fiorillo, Colangelo, Cianelli, and Alternates Rivera and DeMayo)

2 Absent (Richardson and Metzler)

Staff Present: Frank Biancur, Zoning Official, Kevin White, PE, Town Engineer, and Town Attorney, Joseph Zullo, Esq.

**Item #1**

1a) Commissioner Fiorillo moved to accept and approve minutes from November 5, 2014 meeting.

Commissioner Colangelo second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

APPROVED

**Item #2**

2a) 9 Venice Place: Application for use of previously approved (August 6, 2014) crusher on site for 30 days.

Chairman Cianelli recognized the applicants from the Irish Club, Sean Cox and Richard Ranciato. Mr. Cox stated when this was initially approved, August 6, 2014, at that time the club did not have the funds to proceed with the crushing.

Chairman Cianelli indicated that at the meeting to extend the blasting and crushing, your representative indicated that you didn't believe you would need to do any additional crushing. During the summer months your contractor didn't have water trucks on site for all the dust in the air. It's been 5 months since your previous approvals and now you need a crusher. The engineer also has some concerns with this site. How much more time will you need to complete the crushing?

Mr. Ranciato indicated that after the blasting a lot of the fill was removed and now there are a lot of large boulders that remain and need to be crushed on site. The contractor indicated he would need an additional 6 weeks. Sean and I are not contractors; we are just volunteers doing this for the good of the children in community.

Chairman Cianelli stated that we too are volunteers, here on behalf of the community. If we extend this for 30 days it's a done deal, no coming back for an extension, so again how much time would you need to complete the crushing?

Commissioner DeMayo stated that he was at that meeting and your members indicated they didn't need to crush on site and if you didn't have the money you shouldn't come before the commission. Now you have to consider the weather when requesting an extension to crush on site.

Mr. Ranciato stated that they will comply with whatever the town requires.

Kevin White, Town Engineer stated before we give an approval to continue crushing, I was at the site 4 weeks ago and you promise to put up the fencing around the site and, to date, it still is not done. I would like the commission to table this until next month. You have 7 days to install the fence, if not installed you will be fined \$500 a day for every day until it's installed. Also, provide the Engineer's office with an "As Built" of the site by the end of the month.

Mr. Biancur indicated that there will be no blasting or crushing until further approvals.

Commissioner Fiorillo moved to table this item.

Commissioner DeMayo second the motion.

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

TABLED

### **Item #3**

3a) 14 River Road: Application to change the use of a residential dwelling for museum use.  
REMOVED

3b) Commissioner Fiorillo moved to add to the agenda setting a public hearing date of February 4, 2014, to change the use of a residential dwelling for museum use.

Commissioner Colangelo second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

APPROVED Public Hearing set for 2/4/2015.

### **Item #4**

Any other business to come before the commission.

4a) Commissioner Colangelo moved to add to the agenda an 8-24 Referral with regard to the proposed sale of 77 Borrmann Road for action and to forward the same to the Town Council for further action.

Attorney Joseph Zullo stated that this property has been accumulating liens for a number of years for blight violations and unpaid taxes. The Town received a judgment to foreclose and the Town was the highest bidder for the sale of the property. The Town hired a hazmat team to clean the house and property. The Town can recoup some of the money through the sale of the property and the valuable personal property left at the site if unclaimed can be sold. The Town would like to sell this property through a competitive bidding process to place it back on the tax rolls.

Commissioner DeMayo asked how soon this will happen.

Attorney Zullo stated that it will go before the Town Council next Tuesday for action.

Commissioner DeMayo moved to give a favorable 8-24 Referral.

Commissioner Colangelo second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

FAVORABLE 8-24 REFERRAL

#### 4b) Staff Reports

Coffee House: Mr. Biancur stated everything is good with new coffee shop.

Papa John's: Chairman Cianelli stated that Mr. Biancur contacted him with minor repairs to part of the building but that is not what occurred there. No revised site plan for the changes.

I don't know how another business can be created there when there isn't enough parking according to the old parking regulations, it just does not meet the regulations.

Office Procedure: Chairman Cianelli stated that is why the Planning and Zoning Office must now follow office procedure.

Kevin White indicated that a lot of irregularities that take place in the paperwork from Zoning. We need proper signatures at all times Fire Marshal, Engineering, Health Department, Tax, etc. Going forward all modifications to business must come before the board for a site plan modification.

Commissioner Colangelo moved to adjourn.

Commissioner Fiorillo 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