

Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its regularly scheduled meeting on Wednesday, October 5, 2016 at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli called the meeting to order at 7:11 p.m.

Roll Call – 5 Present (Cianelli, Metzler, and DeMayo)

Staff present: Christopher Soto, Zoning Official, Kevin White, PE, Town Engineer, Salvatore Brancati, Director of Administration, and Alfred Zullo, Esq., Assistant Town Attorney

Item #1

Accept/ Approval of Minutes from September 7, 2016 Regular Meeting and September 14, 2016, Special.

Commissioner DeMayo moved to approve the minutes for September 7th. and 14th. 2016.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Approved

Item #2

24 Warner Road: Proposed 5 lot subdivision application.

Robert Sand, Executive Director of the Land Trust submitted a letter into the record.

Chairman Cianelli stated that this item has come before this commission for 4 months, there are still issues pending so you (Attorney Lee) need to request an extension.

Attorney Lee stated that they walked the property last week with the members of the Land Trust and we have some language to work out so we request an extension to the November 2, 2016 meeting.

Mr. Soto indicated that they do have a letter from Attorney Mingione.

Tabled

Item #3

3a) Commissioner DeMayo moved to set a public hearing for November 2, 2016, with regard to 18 Wheelbarrow Lane: Application for Special Exception and removal of rock from property.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Accepted for Review/Public Hearing Date Set November 2, 2016.

3b) Commissioner DeMayo moved to set a public hearing date for November 2, 2016, with regard to 75, 83, 93 Hemingway Ave: Zone Change Application: RA-1 to CB-2.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Accepted for Review/Public Hearing Date Set November 2, 2016.

3c) Commissioner DeMayo moved set a public hearing date for November 30, 2016, with regard to 92, 100, 110, 118, 126, 180, 242 Strong St: 8-30g Affordable Housing Application (Court Remand).

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Accepted for Review/Public Hearing Date Set November 30, 2016.

3d) Commissioner DeMayo moved to set a public hearing date for October 24, 2016, with regard to 200 Tyler St: Application for Special Exception: Elderly Living, Non-Assisted Facility (§33.19).

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Accepted for Review/Public Hearing Date Set October 24, 2016.

3e) Commissioner DeMayo moved to set a public hearing date for November 2, 2016, with regard to 35 & 47 Sharon Drive: Application for Re-Subdivision: 13 Lots.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Accepted for Review/Public Hearing Date Set November 2, 2016.

3f) 1408 North High Street: 8-24 Referral Request – Request for favorable Referral to the Town Council of Plan to sell Reggie Hatch Community Center.

Town Attorney, Joseph Zullo addressed the commission with regard to the Mayor's School Reuse Initiative. This is the first of three Referrals to the Town Council, which will displace some community groups for permanent homes. Wedged in the middle of all of this Board of Education turned DC Moore and Vernon Hayes schools over to the town and we do not want these properties to turn into another 200 Tyler Street. The town's best options are to sell the Reggie Hatch Community Center, which is old and out dated for medical office use. DC Moore School will be sold, too. Foxon Recreation will hold the master lease at Vernon Hayes School, which will house the Historical Society and Arts Council.

Commissioner Metzler asked if Bidy Basketball could be house at Hayes School.

Attorney Zullo stated that would be up to the Foxon Recreation League because they will hold the master lease.

Commissioner DeMayo asked if the town had one proposal for the Reggie Hatch building.

Attorney Zullo stated not a formal one for the Reggie Hatch building but no proposal for DC Moore.

Commissioner DeMayo moved provide a favorable 8-24 Referral.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Favorable Referral

3g) 70 Elliott Street: 8-24 Referral Request – Request for favorable Referral to the Town Council of Plan to sell former DC Moore School

Commissioner DeMayo moved provide a favorable 8-24 Referral.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Favorable Referral

3e) 8 Maple Street: 8-24 Referral Request – Request for favorable Referral to the Town Council of Plan to Lease Former R. Vernon Hays School.

Commissioner DeMayo moved provide a favorable 8-24 Referral.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Favorable Referral

Item #4 — Any Other Business to Come Before the Commission:

4a) 32 Pinehurst Dr.: Modified Site Plan Administrative Approval: modification to driveway layout. Approval per §33.10

Mr. Soto indicated that he had called Chairman Cianelli who felt there wouldn't be a problem with changing the driveway back to the original plan.

Approved Administratively

4b) 461-467 Main Street, modified site plan and placement of three shipping containers.

Mr. Soto explained that this is a modified site plan approval for Printmore located at 465 Main Street. The owner placed a small retaining wall in the back portion of the property on the right side of the site and placed some dry wells on the driveway due to ponding of water after a rain event.

Chairman Cianelli asked the town engineer if he had any issues with the site plan.

Mr. Soto also indicated the addition of 3 shipping containers that will be stationary and placed on concrete. These containers are utilized for scrap paper to be recycling. In addition, a fence blocking the view from the street.

Commissioner DeMayo moved to approve with the condition of fencing for the containers.

Commissioner Metzler second the motion.

Voice vote-All in Favor. None opposed. No abstentions.

Approved with conditions.

Commissioner DeMayo moved to adjourn.

Commissioner Metzler second the motion.

All in favor.

Meeting adjourned 7:30 p.m.

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk