

## Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its regular scheduled meeting on Wednesday April 05, 2017 immediately following certain Public Hearings at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli called the meeting to order At 7:45 p.m.

Roll call-5 present (Colangelo, DeMayo, Gravino, Cianelli, Alternate, Rivera) Carbo absent  
Staff present- Christopher Soto, Zoning Official, Kevin White, PE, Salvatore Brancati, Director of Economic Development, Alfred Zullo , Assistant Town Attorney.

### Item #1 — Administrative Action

1a) Accept/Approval of Minutes from February 1, 2017 Regular Meeting, and March 23, 2017 Special Meeting.

Commissioner DeMayo moved to approve minutes.

Commissioner Colangelo second the motion.

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

Approved

### Item #2 — Old Business:

2a) 75, 83, 93 Hemingway Avenue: Application for Special Exception: Elderly living – non assisted facility. (§33.19)

Withdrawn

2b) 35 & 47 Sharon Drive: Proposed 12 lot Re-Subdivision Application.

Commissioner DeMayo moved to table this item.

Commissioner Colangelo second the motion.

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

Tabled

### Item #3 — New Business:

3a) 197 Borelli Road: Request for a 90 day extension to file record of subdivision map.

Christopher Soto explain to the commission that state statute requires the owner to record a Subdivision map in the town clerk's office within 90 days. They are requesting an extension because the maps are not complete and they have not received them to date.

Commissioner DeMayo moved to table this item.

Commissioner Colangelo second the motion.

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

Approved

3b) 24 Warner Road: Request for a 90 day extension to file record of subdivision map.

Christopher Soto explained, again, to the commission that State Statute requires the owner to record a Subdivision map in the town clerk's office within 90 days. They are requesting an

extension because they just settled with the Land Trust therefore the maps are not completed.  
Commissioner DeMayo moved to table this item.  
Commissioner Colangelo second the motion.  
Voice vote-all in favor. None opposed. No abstentions.  
Approved

3c) 198 Commerce Street: Application for a Site Plan: Construct 9600 sf addition onto existing building. (Schedule. A, Line 52. )

Chairman Cianelli indicated that he drove to the site today and was pleasantly surprised how meticulously Mr. Hennessey maintains his property.

Chairman Cianelli recognized Thomas Hennessey Jr., Esq. and Mr. Bob Criscuolo, PE, they explained that this is an application to construct a 80 ft. x 120 ft. addition. This will include an additional curb cut and 16 additional parking spaces. It will include an area for storage, a lunch room, office space, and a workout room. The storm water runoff of about one inch will be detained on site with a swale to maintain the property.

Commissioner DeMayo moved to approve this item.

Commissioner Colangelo second the motion.

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

Accepted for Review/Approved

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

4a) 310 Main Street, facial spa.

Administratively Approved

4b) 47 Park Street to be utilized for Historical Society.

Administratively Approved

Commissioner Colangelo moved to adjourn.

Commissioner Rivera second the motion.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk