


TOWN CLERK

Planning and Zoning Commission

The East Haven Planning and Zoning Commission held a Special Meeting Wednesday January 6, 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 7:00 p.m. and requested roll call.

5 Present – Cianelli, Fiorillo, Colangelo, DeMayo, and Alternate Rivera

Staff present – Zoning Official, Christopher Soto, Town Attorney, Joseph Zullo, and Town Engineer, Kevin White, PE.

- 1a) Accept/ Approval of Minutes from November 4, 2015 meeting.

Commissioner DeMayo moved to accept the minutes.

Commissioner Colangelo second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Approved

- 2a) 9 Venice Place - East Haven Gaelic Football & Hurling Club - Status of Cease and Desist Order. Request to remove Cease and Desist order based upon amended Site Plan submitted to Town Engineer.

Kevin White indicated that a map was submitted to his office and after a quick review there were items lacking. They will be submitting a report in a couple weeks to assess what is needed to complete the job, it will include sloping, fill, etc....

No Action Necessary

- 2b) 32 Pinehurst Drive - Golfcrest Condominium - Bond modification request. Developer requesting approval to proceed with required drainage work in lieu of posting bond.

Chairman Cianelli stated that the residents contacted the town with regard to the fact that the new developer has not posted a bond nor has he installed the sign at the entrance as agreed upon at the last meeting.

Kevin White stated that he met with them to review the proposed drainage and the walkways.

Christopher Soto indicated that he is not in favor of the request to forgo the bond because the list of things to be completed is an important list.

Commissioner Fiorillo restated that they will not receive a building permit until the bond is set.

Commissioner DeMayo moved to deny the bond modification.

Commissioner Colangelo second the motion.

Roll call – All in favor. None opposed. No abstentions.

Denied

- 3a) 180 fka 242 Strong Street - Autumn View - Request for 5-year extension of the approval with conditions for the Planned Elderly Zoning District site plan (initial approval February 7, 2007).

Chairman Cianelli stated that after a discussion with Assistant Town Attorney, Alfred Zullo they do not want this approval to expire but they do want the neighbors in the area to be aware of what is going on in the neighborhood.

Kevin White stated he has been to the site.

Commissioner DeMayo asked if anything is being done with the original approval?

Chairman Cianelli stated that the 102 Affordable Housing project is still pending in court. I would like it noted in the paper that this will be tabled so that the public can be aware of what is going on at this site; but we are not setting a public hearing date.

Commissioner moved to table this item.

Commissioner Colangelo second the motion.

Tabled to allow for public presence. (Not a public hearing)

- 3b) Text Change - Section 48: Storm-water Management - Accept and set public hearing date.

Christopher Soto stated that the State of Connecticut wants the town to amend our regulation to be more specific and change some language to correspond with OLISP.

Commissioner DeMayo moved to set a public hearing date for March 2, 2016, at 7:00 p.m.

Commissioner Colangelo second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Public Hearing Date Set 3/2/2016

- 3c) 370 Hemingway Avenue fka 346 Hemingway Avenue, Unit 22 - Modified Site Plan Application - Convert current vacant unit (Kupz) to medical office.

Christopher Soto stated that this is a modification for a clinic from Fair Haven Community Health to utilize the space next to the Post Office. No site work is required and the parking is already set.

Chairman Cianelli pointed out that this is the perfect example of the 14 different zone changes on Hemingway Avenue.

Commissioner Fiorillo moved to approve.

Commissioner Colangelo second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Approved

- 3d) 80 Commerce Street - Modified Site Plan Application - Wholesale Granite, marble, manmade quartz and sinks.

Christopher Soto explained that this is a space at the Industrial Park where granite, quartz, and marble will be stored and sold wholesale. No site work is required and the parking will be retained as is.

Commissioner DeMayo asked the square footage.

Mr. Soto indicated that the building is 28,000 sq. ft. but they will not be utilizing the entire building.

Commissioner DeMayo moved to approve.

Commissioner Fiorillo second the motion.

Voice vote – All in favor. None opposed. No abstentions.

Approved

- 4a) 851-859 Foxon Road - Donde el Paisa - Administrative Approval of Modified Site Plan per Section 33.10.3. Approval for a 406 square foot Money Wiring Service business within existing restaurant.

Approved Administratively

Respectfully submitted,



Roberta A. DeLuca
Commission Clerk