

## PLANNING AND ZONING

### Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, November 1, 2017 at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman Cianelli called the Meeting to order at 7:02 p.m.

Roll Call - 3 Present (Carbo, Gravino, and Colangelo) Absent - DeMayo

Staff Present - Christopher Soto, Zoning Official, Town Attorney, Joseph Zullo, and Sal Brancati, Director of Administration and Management.

Commissioner Gravino moved to make Paul Carbo temporary chairman.

Commissioner Colangelo second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

APPROVED

- 1a) Accept/Approve Minutes from the October 4, 2017 meeting.

Commissioner Gravino moved to accept/approve the minutes.

Commissioner Colangelo second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

APPROVED

- 1b) Accepted and Approved 2018 Planning and Zoning Scheduled.

Commissioner moved to accept and approve the 2018 schedule as submitted.

Commissioner second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

APPROVED

No Old Business

- 3a) 967 North High Street: Modified Site Plan Application Approval – Additional uses and signs, (Schedule A, Line #29) Stores and other buildings & structures where goods are sold or service is rendered primarily at retail. (Schedule A, Line #37) Restaurants and other food service establishments including "drive-in" restaurants. (Schedule A, Line#50) Warehousing and wholesale business. (Schedule A, Line #67) Signs as provided in Section 43. Commissioner Carbo recognized Eric Ciolino, the owner of the site who indicated that currently he is just a wholesale business. In the near future he would be selling coffee at the site along with the wholesale portion and yoga classes.

Mr. Soto indicated that there have been several variances through the year that remain with the property. All the variances came before the change to the parking and signage regulations.

Commissioner Carbo asked if all the uses will be within the existing building.  
Mr. Ciolino indicated "yes."

Commissioner Gravino moved to approve.

Commissioner Colangelo second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

APPROVED

- 3b) 199 Saltonstall Parkway: Modified Site Plan Application Approval – Restaurant and Bar, (Schedule A, Line #38) restaurants and other food service establishments where customers are served only when seated at tables or counters and at least  $\frac{3}{4}$  of the customer's seats are located within an enclosed building. Such uses may include a food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles or served primarily at food takeout counters or drive-thru windows.

Mr. Soto indicated that this is not an allowable use in this zone.

Mr. Brancati asked if we have any discretion.

Mr. Soto indicated that a bar and restaurant require 27 parking spaces. There are only 32 spaces on the entire parcel, while the Hairdresser and the Cleaners both require 5 spaces. Currently, we only have very sparse parking plans; we need to wait for the plans.

Commissioner Carbo stated we need to know the hours of operation too, they need to give the commission more information.

Mr. Brancati asked if there was additional parking in the rear of the building.

Commissioner Carbo indicated if there is they should show the commission.

Commissioner Colangelo moved to accept for review and table.

Commissioner Gravino second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

ACCEPTED FOR REVIEW/TABLED

- 3c) Commissioner Colangelo moved to add to the agenda and accept for review and set a public hearing for 31 and 63 Sperry Lane, Zoning Regulations, zone map change from R-5 to R-3 Zone.

Commissioner Gravino second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

ADDED TO AGENDA AND ACCEPTED FOR REVIEW

Commissioner Colangelo moved set a public hearing date for 31 and 63 Sperry Lane, Zoning Regulations, zone map change from R-5 to R-3 Zone.

Commissioner Gravino second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

PUBLIC HEARING SET 1/3/2018

- 3b) Commissioner Colangelo moved to add to the agenda and accept for review and set a public hearing for 100 and 31 Sperry Lane, 161 Foxon Road: Zoning Regulations, zone change to (PEFD) Planned Elderly Facilities District.

Commissioner Gravino second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

ADDED TO AGENDA AND ACCEPTED FOR REVIEW

Commissioner Colangelo moved to set a public hearing date for 100 and 31 Sperry Lane, 161 Foxon Road: Zoning Regulations, zone change to (PEFD) Planned Elderly Facility District.

Commissioner Gravino second the motion.

Voice Vote-All In Favor. None Opposed. No abstentions.

PUBLIC HEARING SET 1/3/2018

*Any Other Business to Come Before the Commission:*

- 4a) 300 Hemingway Avenue: Modified Site Plan: Dental Office (Sched A, Line #47) – Medical and dental clinics, medical laboratories, rehabilitation facilities, licensed by the State of Connecticut.

Mr. Soto indicated that one of the dentist left and the remaining dentist took over both office spaces.

APPROVED ADMINISTRATIVELY

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk