

Planning and Zoning Commission  
Minutes

The East Haven Planning and Zoning Commission held its regularly scheduled meeting on Wednesday, January 2, 2019 at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Chairman DeMayo called the meeting to order at 7:05 pm

Roll Call - 4 present (Marrotti, DiMartino, Lang, and DeMayo) 1 Absent (Asid)

Staff Present - Assistant Town Attorney Alfred Zullo, Kevin White, Town Engineer, Sal Brancati, Director Administration and Management, and Zoning Official, Christopher Soto.

**Item #1**

- 1a) Accept/Approval of Minutes from the October 3<sup>rd</sup> and November 7th, 2018 meeting.

Commissioner Marrotti moved to accept the minutes of October 3, 2018.

Commissioner Lang second the motion.

All in Favor. None opposed. No abstentions.

Approved

Commissioner Marrotti moved to accept the minutes of November 7, 2018.

Commissioner Lang second the motion.

Roll call vote-3 in favor. None opposed. 1 Abstention (DeMayo)

**Item #2 — Old Business:**

- 2a) **Town of East Haven:** Plan of Conservation and Development

Chairman de Mayo recognized Brian Miller who has been working on the plan of development along with Zoning Official Chris Soto they had numerous conversations and suggestions to create this plan.

Brian Miller indicated this plan is driven by economic development. We concentrated on the coastal areas with regard to development. We place information to leave the door open to apply for grant money.

Commissioner Lang stated that the report indicates that there is not a controversial issue with regard to Tweed New Haven Airport. Hopefully, all are aware that this is no longer a viable airport especially with the onset of high speed trains. I just don't want this to be an airport report.

Mr. Soto indicated that he approves the fact that it includes a market analysis having it in the plan allows for the town to apply for grants We can still add it at a later date. At this time there are no dramatic changes in the plan.

Chairman DeMayo thank Mr. Miller and Mr. Soto for a very nice job  
Commissioner Lang moved to approve with future addition and with an effective date of February 1, 2019.

Commissioner Marrotti second the motion.

Approved with Additions/Effective 2/1/2019

- 2b) **110 Morgan Ave** – Appeal of Notice of Blight Violation: Violation of Section 10-106 of East Haven Code of Ordinances. Blighted lots, buildings, or structures.

Attorney John Ferranti on behalf of his neighbor located at 110 Morgan Avenue Marcia Munro. He submitted two quotes from qualified contractors to repair both houses, which includes 114 Morgan Avenue. He also requested that the commission give Ms. Munro an extension since she is having health issues. This will give her some time to finalize hiring a contractor and getting the work started weather permitting. Ms. Munro's daughter also addressed the commission and addressed the violations assuring the commission she will do her best to correct the violations.

Commissioner Lang did indicate to Attorney Ferranti that this has been ongoing for some time.

Attorney Ferranti stated that he is aware but the difference is that she has enlisted her and him for assistance.

Commissioner Lang moved to give an extension of time until March 1, 2019, providing some work has begun and a contractor is hired.

Commissioner DiMartino second the motion.

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

Extension until March 1, 2019

- 2c) **114 Morgan Ave** – Appeal of Notice of Blight Violation: Violation of Section 10-106 of East Haven Code of Ordinances. Blighted lots, buildings, or structures.

Commissioner Lang moved to give an extension of time until March 1, 2019, providing some work has begun and a contractor is hired.

Commissioner DiMartino second the motion.

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

Extension until March 1, 2019

**Item #3 — New Business:**

- 3a) **204 Russo Avenue:** Site Plan Application – (Schedule A, Line #4B), Construction of 242 age restricted dwelling units.

Attorney Nicholas Mingione asked the commission to move this item to the end of the meeting due to Attorney Tim Lee being delayed at another town's meeting.

Commissioner Marrotti moved to go out of order of the agenda.

Commissioner Lang second the motion.

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

Approved

3b) **312 Bradley Street:** Modified Site Plan Application – (Schedule A, Line #50 and 64)  
Manufacturing process of goods and storage.

Chairman DeMayo recognized John Torello, Engineer, for the applicant who wants to build 2 commercial buildings on the site. This was a previously approved project for storage buildings on the site. There are some unusual conditions on the site and we're here to see if the previous approval can still go forward. One of the issues is drainage on the site we would be leaving it the same as it is currently. The difference in the plan being presented to you is it was for three buildings then and now it will be for two buildings. Mr. Torello indicated he did meet with the assistant engineer and they discussed the wetlands at the site. Another difference in the plan being presented to you this evening is there will not be any impervious paving it will drain exactly how it does currently except for what drains off the roof. Mr. Torello Ask the commission to accept the plans from the prefabricated steel building manufacturer in lieu of engineered plans.

The applicant stated that he will first build one building and see if it is economically feasible to build the second building. The applicant's unit will house his steel fabricating business.

Chairman DeMayo asked how many employees will be utilizing that site. The applicant stated that he has a steel fabricating company and most of the time the work is done on the job site, his unit will primarily be used for small jobs.

Mr. Soto explained that after discussions with the engineer and applicant it was his understanding that these buildings would be for some small contractors and for manufacturing and process of goods, not so much for storage. There are changes for other types of approvals. The parking ratio will change as well. You will be reserving 23 spaces for future parking required on a modified site plan used for warehouse and manufacturing use.

Chairman DeMayo indicated to the applicant that there's a possibility for different types of uses and you need to reserve your parking. In addition you need to keep in touch with the zoning official for any type of use you might be bringing to that site with a modified site plan. There are a lot of mixed uses you need to have the zoning official's input before getting into any lease agreement. He also asked the town engineer Kevin White if he was comfortable with this plan and Mr. White indicated with some conditions.

Mr. Soto indicated that each time you lease out the space my department requires a use permit.

Commissioner Lang asked the applicant if he was storing equipment and doing some fabrication at the site and if it was creating any caustic chemicals.

The applicant indicated that there are no caustic chemicals.

Commissioner Lang further asked if he had any possible tenants lined up.

The applicant indicated that he does not.

Commissioner Lang stated it is his understanding that this evening they will be approving two buildings to be built but currently only one building will be built and there is a five-year expiration date on this approval if it is not renewed.

Mr. Soto stated that this is a good area for this type of use, that side of the street is primarily commercial and industrial. Hopefully we did our homework. Yes, one building will be built.

The chairman recognized Bob Sand of Thompson Street East Haven. Mr. Sand was concerned with regard to the Continuum Care building that sits right in the middle of this parcel. These buildings will be right in their backyard.

Town Engineer Kevin White indicated that he would like to see certain conditions placed on this approval. The Commission shall accept it with the following conditions; an adequate buffer and possibly fencing no overhead lines with lighting to spill over to adjacent parcels. To review the wetlands with the Engineer.

Commissioner Lang made the motion to include the engineer's conditions as stated previously.

Commissioner Marrotti second the motion.

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

Approved with the Engineer's Conditions

- 3c) **9 Foxon Blvd** – Application for a Special Exception – (Schedule A, Line #50 and 64) Pawn shop and sale of second hand merchandise.

Commissioner Marrotti moved set a public hearing date.

Commissioner DiMartino second the motion.

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

Public Hearing set for February 6, 2019

- 3d) **184 Charter Oak Avenue**– Modified Site Plan Application – (Schedule A, Line #4A), Remove portion of existing building and renovate remainder. To construct additional 3 attached dwelling units on the property.

Mr. Soto indicated that Zoning is awaiting a decision from Zoning Board of Appeals.

Commissioner Lang moved to table until the decision from ZBA.

Commissioner Marrotti second the motion.

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

Tabled Awaiting decision of ZBA

- 3e) **86 Wheaton Road**– Application for a Re-subdivision. Proposed 8 lot re-subdivision. Public Hearing set for February 6, 2019.

Chairman DeMayo recognized Attorney William Cote' who stated this a legendary approval. The approvals have expired we are here to have those approvals reinstated. Mr. Soto indicated that the proposed eight lot subdivision should be scheduled for a public hearing.

Commissioner Marrotti moved to set a public hearing date for Tuesday, February 6, 2019.

Commissioner DiMartino second the motion.

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

Public Hearing set for February 6, 2019.

- 3a) **204 Russo Avenue:** Site Plan Application – (Schedule A, Line #4B), Construction of 242 age restricted dwelling units.

Chairman DeMayo recognized Attorney Tim Lee, 388 Orange Street, New Haven.

Attorney indicated his displeasure with the Zoning Official and that he is recommending this be denied due to an incomplete application. Attorney Lee requested the commission to table this item.

Zoning Official, Christopher Soto indicated to Attorney Lee that he knows the rules and stands by his decision because of the 65 day rule it puts the power in the hands of the applicant. He can resubmitted with a complete application.

Assistant Town Attorney, Alfred Zullo indicated that this item could be tabled and does not foresee an issue.

Commissioner Marrotti moved to table this item.

Commissioner Lang second the motion.

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

Tabled

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk