

Planning and Zoning Commission
Minutes

The East Haven Planning and Zoning Commission held its Regular meeting Wednesday, March 6, 2019 at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Vice Chairman Asid called the meeting to order at 7:17 p.m.

Roll call - 3 present (DiMartino, Asid, and Lang) 2 Absent (DeMayo and Marrotti)

Staff present: Town Attorney, Joseph Zullo, Salvatore Brancati, Director, and Christopher Soto, Zoning Official.

- 1a) Accept/Approval of Minutes from the February 6, 2019 meeting.

Commissioner Lang moved to accept the minutes.

Commissioner DiMartino second the motion.

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

Approved

- 2a) 86 Wheaton Road: Application for a Re-subdivision. Proposed 8 lot re-subdivision.

Withdrawn/No action necessary.

- 2b) 142 Bradford Avenue: Application for a Special Exception: – (Schedule A, Line #4A), Dwelling containing 3 or more dwelling units, subject to the additional lot area requirements of Schedule B.

Commissioner Lang moved to accept the minutes.

Commissioner DiMartino second the motion.

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

Approved

- 2c) 5 Old Bradley Street: Modified Site Plan Application: – (Schedule A, Line #50A), Mini-warehouse facilities offering individual storage areas on a rental basis and excluding storage areas for motor vehicles.

Mr. Soto initially submitted for 95 units, its actually 65. The Building Official and the Fire Marshal have reviewed the proposed plans and determined he will have sufficient exits but the Town Engineer, Kevin White has some concerns. He requires better specifications; lighting, landscaping, concerns with the drainage and to scale back a portion of the paved area that would create additional runoff.

Vice Chairwoman Asid made clarification that it is not 95 units but 65 units.

Commissioner DiMartino moved to table.

Commissioner Lang second the motion.

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

Tabled

- 2d) 142 Grannis Street: Application for a Subdivision: Proposed 5 lot Subdivision.
Mr. Soto indicated he spoke to the applicant and he did not have the revised plans and still needs to go to Inland/Wetland.

Commissioner Lang move to table.

Commissioner DiMartino second the motion.

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

Tabled

- 2e) 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.

Vice Chairman Asid recognized John Ferante and Marcia Munro. Mr. Ferante stated that Ms. Munro has reached out to Mr. Twyford, contractor to get a revised estimate; she did not hear from DiGiorgi, MacDonald Construction, Scott Swierad all contractor who to date have not returned her calls. The trimming and pruning has been completed along with the cleanup of the debris in the yard.

Vice Chairman Asid the commission will follow up next month but doing it piecemeal doesn't work.

Commissioner Lang asked how many estimate did Ms. Munro get.

Attorney Ferrante indicated 2.

Commissioner Lang asked why none of the estimates have been accepted.

Commissioner DiMartino asked if the house is occupied.

Ms. Munro stated yes she lives in one and when her daughter comes to visit she use the other house.

Mr. Brancati indicated that you first came before the commission at the January meeting and it is now March you must have a signed contract with a start date and a completion date.

Commissioner Lang stated the commission needs to be concerned with the neighborhood.

Commissioner DiMartino indicated some of the windows that are boarded up need to be addressed.

Vice Chairman Asid stated the commission needs to add the boarded up windows

Commissioner Lang moved to table requiring a signed contract with a contractor with a start date and scope of work for the April meeting .

Commissioner DiMartino second the motion.

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

Tabled/Conditions

- 2f) 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.

All discussion of Item 2e will be part of 2f.

The estimate will be for address 110 Morgan Avenue she will not have signed contract for 114 just an estimate.

Commissioner DiMartino moved to table.

Commissioner Lang second the motion.

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

Tabled/Conditions

- 3a) 859 Foxon Road: Modified Site Plan Application: – (Schedule A, Line #39), Automotive repair shops and sales. – Accept for Review/Possible Decision. Vice Chairman Asid recognized Warren Smith, 6 Blakeslee Road, Wallingford, CT. His intent is to open Affordable Transmission and has a prior approval from ZBA. The state requires these approvals for the license.

Mr. Soto indicated that these are the processes the State requires, the commission should approve the site plan as presented.

Commissioner Lang moved to approve the site plan as presented.

Commissioner DiMartino second the motion.

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

Approved

- 4a) 655 Main Street: Modified Site Plan Application: – (Schedule A, Line #19), The following uses when not conducted as a business or for profit; recreation facilities, nature preserves and wild life sanctuaries. Mr. Soto indicated this was an administrative approval for an escape room facility in a commercial building.

Approved Administratively

- 4b) The “Enforcement of the Signage Regulation” by the Zoning Official. Mr. Soto read into the record a letter from the Town Council asking the Zoning Official to enforce the regulations with regard to signage based on photos submitted of site on Main Street, Hemingway Avenue and Foxon Road. Councilman Santino indicated that these signs are town wide. Mr. Soto indicated that some commercial sites exceed the 10% of the window coverage, no illuminated signs in the windows his office would have to create a systematic fair enforcement. Town Attorney Joseph Zullo stated to bring this to the Code Enforcement meeting before making a decision.

Referred to Code Enforcement

Commissioner Lang moved to adjourn.

Commissioner DiMartino second the motion.

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

Meeting adjourned at 7:55p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk