

Planning and Zoning Commission Minutes

The East Haven Planning and Zoning Commission held its Regular meeting Wednesday, May 1, 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 7:03 p.m.

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

Staff present: Salvatore Brancati, Director, and Christopher Soto, Zoning Official.

- 1a) Accept/Approval of Minutes from the April 3, 2019 meeting.
Commissioner Asid moved to accept the minutes.
Commissioner DiMartino second the motion.
Voice vote-All in favor. None opposed. No abstentions.
Approved
- 2a) 142 Grannis Street. Application for a Subdivision; proposed 5-Lot sub-division.
Todd Anderson, 1054 Post Road, Guilford, CT engineer for JJ Russo and Sons Construction stated that he made the modifications showing sidewalks down Letis Court in front of lot #11 to terminate at the utility pole. A waiver for additional sidewalks and the town engineer addressed the filling of wetlands. Inland/Wetland commission made a small modification; in addition to silt fences to bolster with hay bales. Town Engineer, Mr. White calculated storm water runoff to be kept on site by drywells. Mr. White provided the Zoning Official with a memo of the conditions of approval.

Chairman DeMayo asked Mr. Anderson if he has seen the letter submitted to the commission by the Town Engineer.

Mr. Anderson stated that he had.

Commissioner Asid clarified that the sidewalks are on the left side of Letis Court and extend up to the cul-de-sac and there is a common driveway for lots #12 and #13 along with septic at those lots and the existing house will be rehabbed?

Mr. Russo indicated she was correct.

Commissioner Asid moved to approve with the submission of a Mylar depicting all the changes required by the Town Engineer and the conditions of the same.

Commissioner DiMartino second the motion.

Roll Call Vote-All In Favor. None opposed. No abstentions.

Approved with Conditions.

- 3b) 199 Saltonstall Parkway. Modified Site Plan Application: Schedule A. Line #38, restaurants and other food service establishments.

DeMayo recognized the applicant who stated that they want to open a bakery with 3 employees and 3 tables mostly for take-out.

Chairman DeMayo stated this is how many employees, how many tables, and this will be mostly take-out this what you are presenting. What are the hours?

The applicant 6:30 a.m.-5:00 p.m.

Chris Soto stated that this application is substantially different from the previous application there will be no full bar. There is significant parking, there is a total of 700 sq. ft. $\frac{2}{3}$ of which is kitchen space, it has allowable seating of 4 tables with modifiable hours.

Commissioner DiMartino moved to approve with condition of only 3 tables.

Commissioner Asid second the motion.

Roll Call Vote-All In Favor. None opposed. No abstentions.

Approved with Conditions.

Mr. Soto gave the commission an update with regard to the Signage Regulations and that a letter is being drafted to all businesses.

Commissioner DiMartino moved to adjourn.

Commissioner Asid second the motion.

Voice Vote- All in Favor.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk