

Planning and Zoning Commission Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, June 5, 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 (DeMayo, Lang, and DiMartino) 2 absent-(Marrotti and Asid)

Staff Present: Christopher Soto, Zoning Official, Alfred Zullo, Assistant Town Attorney, and Salvatore Brancati, Director of Administration and Management.

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

Commissioner Lang moved to approve the minutes.

Commissioner DiMartino second the motion.

Voice Vote: All in Favor. None Opposed. No Abstentions.

Approved

Item #2 — Old Business:

None

- 3a) Discussion on Zoning Regulations revision presented by Brian Miller.

Chairman DeMayo indicated that they all have just received all the revisions and will review and discuss at the July 10, 2019 Meeting.

Accepted for Review

- 3b) 36 Thompson Street: Request for 1 year extension of approved site plan.

Chairman DeMayo asked who was there to present the plan.

Christopher Soto, Zoning Official stated this is a previously approved plan that was recently purchased and they want an extension of 1 year.

Chairman DeMayo stated he would like to have the applicant here.

Assistant Town Attorney, Alfred Zullo stated that the Chairman should then table this item.

Commissioner Lang moved to table.

Commissioner DiMartino second the motion.

Voice Vote: All in Favor. None Opposed. No Abstentions.

Tabled

- 3c) 519 Laurel Street: Modified Site Plan Application: – (Schedule A, Line #39), Motor vehicle service stations having a limited repairer's license issued by the State of Connecticut.

Chairman DeMayo recognized the applicant who explained that this is not a change of use but he needs the approval of this commission to get his license. He typically repairs his company's tractor trailers.

Commissioner DiMartino asked if it is all facets of truck repair.

The applicant indicated mostly for their own trucks but do other work too.
Commissioner Lang asked how they deal with hazardous waste.
The applicant stated that the state contract for waste oil is part of the license.
Commissioner Lang moved to approve.
Commissioner DiMartino second the motion.
Voice Vote: All in Favor. None Opposed. No Abstentions.
Approved

- 3d) 251 Main Street: Application for a Special Exception: – (Schedule A, Line #16),
Day Nurseries/Day Care.
Chairman DeMayo recognized Linda Hargraves and Kevin Vineyard of 521 and 525
Thompson Avenue who stated they already have a nursery school at the church and
would like to create a birth to 3 early morning daycare center. Kevin will be the
contractor and there is ample parking at the site.
Mr. Soto indicated this will need a public hearing as there are different requirements for a
day care.
Commissioner DiMartino moved to accept for review and set a public date if July 10,
2019.
Commissioner Lang second the motion.
Voice Vote: All in Favor. None Opposed. No Abstentions.
Accepted for Review/Public Hearing Date Set for 7/10/2019

Item #4 — Any Other Business to Come Before the Commission:

- 4a) 250 Bradley Street: Application for a Special Exception: (Schedule A, Line #56)
Building Contractors, business & Storage Yards –
Commissioner DiMartino moved to add to the agenda.
Commissioner Lang second the motion.
Voice Vote: All in Favor. None Opposed. No Abstentions.
- Chairman DeMayo recognized Scott Kramer and informed him that this will be the same
as the item prior to him.
Commissioner DiMartino moved to accept for review and set a public date if July 10,
2019.
Commissioner Lang second the motion.
Voice Vote: All in Favor. None Opposed. No Abstentions.
Accepted for Review/Public Hearing Date Set for 7/10/2019

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk