

# Planning and Zoning Commission

## Minutes

The East Haven Planning and Zoning Commission held its Regular Meeting on Wednesday, July 10, 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 order at 7:09 p.m.

Roll Call – 3 Present (Asid, DiMartino, and DeMayo) 2 Absent (Lang and Marrotti)

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

- 1a) Accept/Approval of Minutes from the June 5, 2019 meeting.

Commissioner DiMartino moved to approve the minutes.

Commissioner DeMayo second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

Approved

- 2a) Discussion on Zoning Regulations revision.

Chairman DeMayo indicated that he would entertain a motion to create a sub-committee of the entire commission because the commission needs time to review and discuss the proposed revisions to the regulations.

Commissioner Asid moved create a sub-committee of the entire commission.

Commissioner DiMartino second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

Approved for Creation of Sub-committee

- 2b) 36 Thompson Street: Request for 1 year extension of approved site plan.

Chairman DeMayo recognized Phil Belides who stated that this site is next to the Kelly office building. This was a previously approved site plan that was not constructed in compliance with the approved plan. He will be completing the project as proposed.

Mr. Soto discussed the challenges at the site with the applicant and they will need an extension to complete the project.

Commissioner Asid moved to approve a 1 year extension.

Commissioner DiMartino second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

Approved

- 2c) 251 Main Street: Application for a Special Exception: – (Schedule A, Line #16), Day Nurseries/Day Cares.

Commissioner Asid moved to approve.

Commissioner DiMartino second the motion.

Voice Vote – All In Favor. None Opposed. No Abstentions.

Approved

- 2d) 250 Bradley Street: Application for a Special Exception: – (Schedule A, Line #56)  
Building Contractors, business & Storage Yards.  
Commissioner Asid moved to approve.  
Commissioner DiMartino second the motion.  
Voice Vote – All In Favor. None Opposed. No Abstentions.  
Approved
- 3a) 456 Main Street: Application for a Modified Site Plan: – (Schedule A, Line #29) Stores and other buildings where goods are sold or services rendered at retail.  
No one present to present to the commission.  
Commissioner Asid moved to table.  
Commissioner DiMartino second the motion.  
Voice Vote – All In Favor. None Opposed. No Abstentions.  
Tabled
- 3b) 57 George Street: Appeal of Notice of Blight Violation.  
Chairman DeMayo recognized Gene Madelung who is appealing his blight violation. Mr. Madelung stated that he has lived there for 17 years and it has never looked like this but in recent years his son passed and then he had a stroke. He is looking for more time since he has been working on this with his grandson and making some progress but he cannot afford to hire someone to help him.
- Mr. Soto stated that he records all progress with regard to the vegetation and he is making some progress, he is making an effort. He recommends that the commission table this item and we can assess his progress.  
Commissioner Asid moved to table.  
Commissioner DiMartino second the motion.  
Voice Vote-All in Favor. None opposed. No abstentions.  
Tabled
- 3c) 54 Hemingway Ave: Application for a Modified Site Plan: – (Schedule A, Line #29) Stores and other buildings where goods are sold or services rendered at retail.  
Chairman DeMayo recognized Gerald Brasil who indicated that he wants to do the same type of engine repairs and sales that was there previously. Mostly, the repair of lawnmowers, snowblowers, generators, etc. No auto or truck repairs.
- Commissioner DiMartino asked if there will be any type of sales.  
The applicant indicated no marine equipment but small engine such as lawn mowers, etc.  
The store will be open Monday, Tuesday, Wednesday from 8-5:00 p.m. and Thursday and Friday 8-6:00 p.m. and 8-3:00 p.m. on Saturday. He plans on opening September 1<sup>st</sup>.  
Commissioner Asid moved to approve.  
Commissioner DiMartino second the motion.  
Voice Vote-All in Favor. None opposed. No abstentions.  
Approved

3d) 85 Hemingway Ave: Application for a Modified Site Plan: – (Schedule A, Line # 33.19)  
Elderly Living, Non-assisted Facility.

Chairman DeMayo recognize Robert Mangiano who indicated that they want to delete 1900 sq. ft. by changing the entrance of the community center it is a better way to situate the building and reducing the gross area and the commercial space will remain the same.

Commissioner Asid moved to approve.

Commissioner DiMartino second the motion.

Voice Vote-All in Favor. None opposed. No abstentions.

Approved

Commissioner Asid moved to adjourn.

Commissioner DiMartino second the motion.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk