

Planning and Zoning Commission

Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, August 7, 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 7:04 p.m.

Roll Call – 4 Present (Asid, DiMartino, Lang, and DeMayo) Absent 1(Marotti)

Staff Present-Town Attorney, Joseph Zullo, Salvatore Brancati, Director, and Christopher Soto, Zoning Official.

- 1a) Accept/Approval of Minutes from the July 10, 2019 meeting.

Commissioner Asid indicated she did not receive the minutes and moved to table.

Commissioner DiMartino second the motion.

Voice vote-All in Favor. None opposed. No Abstentions.

Tabled

- 2a) 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.

Chairman DeMayo recognized Attorney Ben Trachten who stated the applicant's site plan has reduce the parking requirement, which is currently utilized by a restaurant, Barbershop, and Cellphone store. The applicant is purchasing 456 Main Street and moving to the next building. The regulation requires 9 parking spaces and they are asking for 4. Parking at the site has never been a burden to the businesses.

Chairman DeMayo asked how many employees?

Attorney Trachten stated 2 and they are husband and wife using one vehicle and there is ample on-street parking.

Chairman DeMayo asked the hours?

9:30 a.m. – 7:00 p.m. M-F Sat. and Sun. 10:00 a.m. – 5:00 p.m.

Commissioner Lang asked if the barbershop will remain in the building because he does not like to say no to business in town.

Attorney Trachten, "Yes."

Commissioner Asid asked if there is dedicated parking for 454 Main Street.

Attorney Trachten stated yes, in the back of that building there are 2 spaces and there is on-street parking, too.

Commissioner DiMartino asked if the applicant was expanding.

The applicant stated that the space is about the same size the only difference is that he is purchasing 456 Main Street.

Commissioner Asid moved to approve.

Commissioner DiMartino second the motion.

Voice vote-All in Favor. None opposed. No Abstentions.

Approved

- 2b) 57 George Street: Appeal of Notice of Blight Violation. Item continued from the July 10, 2019 meeting.

Chairman DeMayo recognized the Gene Madelung of 57 George Street.

Christopher Soto, Zoning Official state that he has re-inspected the site and they have made progress but there is a little more to be done. They have not met the standards.

Chairman DeMayo stated that he does not want to keep dragging you back to a meeting but as long as there is progress we will keep you posted. We commend you for your efforts.

Commissioner Asid moved to table.

Commissioner DiMartino second the motion.

Voice vote-All in Favor. None opposed. No Abstentions.

Tabled

- 3a) Text Change: Zoning Regulations text change to add Section 37A, to the East Haven Zoning Regulations.

Chairman DeMayo recognized Attorney Bernard Pellegrino who stated that he is filing both a text and zone change. His client wants to develop the site as set forth by affordable housing regulations. To change both parcels to the same zone. Under a new text change for the creation of a new zone.

Mr. Soto indicated this is to add to affordable housing regulations.

Commissioner Asid moved to accept for review and set a public hearing date.

Commissioner DiMartino second the motion.

Voice vote-All in Favor. None opposed. No Abstentions.

Accepted for Review/Public Hearing set for October 2, 2019.

- 3b) 100 Sperry Lane, 31 Sperry Lane, and 161 Foxon Road: Application for a Zone Change: – (Section 37A, Affordable Housing Development District).

Attorney Pellegrino stated that this is part two of what was just accepted for review.

Commissioner Asid moved to accept for review and set a public hearing date.

Commissioner DiMartino second the motion.

Voice vote-All in Favor. None opposed. No Abstentions.

Accepted for Review/Public Hearing set for October 2, 2019.

- 3c) 8-24 Referral to accept a portion of Sharon Drive and Lisa Lane as a town accepted.

Commissioner Asid moved to add to the agenda.

Commissioner Lang second the motion.

Voice vote-All in Favor. None opposed. No Abstentions.

Approved to add to agenda.

8-24 Referral to accept a portion of Sharon Drive and Lisa Lane as a town accepted.

Attorney Zullo stated that his firm represents the developer and is disclosing their firm have no financial interest to gain or lose.

Attorney Zullo explained to the commissioners that this is a new subdivision, which has recently been completed. All the site work, drainage, and lighting has been completed, the roads need to be turned over to the town through an 8-24 Referral to the Town Council. This can be approved with the conditions of the Town Engineer.

Commissioner Asid moved for a favorable 8-24 Referral with the Town Engineer's conditions.
Favorable Referral/Approved

- 4a) Mr. Soto informed the commission that the Town of North Haven has created a text change to allow mixed use in the area of Middletown Avenue and Quinnipiac Avenue. This has very little impact on the town of East Haven.

Commissioner Asid moved to adjourn.
Commissioner Lang second the motion.
All in favor.
Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk