

TOWN OF EAST HAVEN, CT
PLANNING AND ZONING COMMISSION
Special Meeting
Thursday, November 15, 2012 at 7:00 P.M.
EAST HAVEN COMMUNITY CENTER
91 TAYLOR AVENUE

The East Haven Planning and Zoning Commission held a special meeting on Thursday, November 15, 2012 at 7:00 P.M. in the East Haven Community (Senior) Center, 91 Taylor Avenue to consider the following:

Chairman Ruocco called the meeting to order at 7:03 p.m.

Roll Call – 4 Present (Ruocco, Raymond, Giamattei, and Alternate, William DeMayo) 2 Absent (Colangelo and Cianelli)

Staff Present: Assistant Town Attorney, Alfred Zullo, Town Engineer, Kevin White, and Zoning Official, Frank Biancur

Accept / Approve minutes of October, 2012 Commission meeting.

Commissioner Giamattei moved to accept the minutes.

Commissioner Raymond seconded the motion.

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

APPROVED

ITEM #1

8- 24 Referral – To consider and act upon a favorable 8-24 report and approval of a resolution designating the Town of East Haven as a rehabilitation area and establishing criteria for the eligibility of real property for assessment increase deferrals.

Attorney Zullo explained that under the Luzzi administration the commission approved this type of assessment criteria as an opportunity to bring new business to town. It is a huge help to attract new business. The 10 years is the most lucrative of deferral assessments and the town has all to gain and nothing to lose.

Commissioners' held a discussion.

Commissioner Demayo moved to grant a favorable 8-24 report.

Commissioner Raymond seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

FAVORABLE REFERRAL

ITEM # 2

The review and discussion of the Letis Court subdivision that is an extension of an existing subdivision permit.

Attorney Albis stated that there has been a difference of opinion but this is a re-approval; the only change is from city water to well water. The original engineer had an item that was in error but it does not change the subdivision map and we request a re-approval.

Chairman Ruocco asked if the utilities are still underground and if there are the same physical features with lights and sidewalks. "This meets with my approval."

Zoning Official Biancur indicated that the Mayor wants sidewalks on both sides of the street. Commissioner Giamattei moved for re-approval with the conditions of the engineer.

Commissioner Raymond second the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

APPROVED WITH CONDITIONS

STAFF REPORT-

Victoria Beach Condos (Revetment project)

Zoning Official Biancur stated that this is a dune revetment project, which is now being review by the DEEP through a Coastal Area Management Application. The plan talks to planting sea grass to prevent further erosion.

DISCUSSION/ACCEPTED FOR REVIEW

Commissioner DeMayo moved accept for review.

Commissioner Giamattei second the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

Commissioner Raymond moved to adjourn.

Commissioner Giamattei second the motion.

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

Meeting adjourned at 7:45p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk