

## Planning and Zoning

### Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, October 2, 2019 immediately following certain Public Hearings to commence at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in to transact the following:

Chairman DeMayo called the meeting to order at

Roll Call: 5 Present, Lang, DiSilvestro, DiMartino, DeMayo, and Alternate Limoncelli. Commissioner Asid absent.

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

1a) Accept/Approval of Minutes from the September 4, 2019 meeting.

Commissioner DiSilvestro moved to approve the minutes.

Commissioner DiMartino second the motion.

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

Approved

2a) 36 Thompson Street: Application for a Modified Site Plan: – (Schedule A, Line #27) Business and Professional Offices.

Chairman DeMayo recognized Phil Bilides.

Mr. Bilides indicate that he would like to modify the site plan from two driveways to one driveway. Town Engineer, Kevin White explained that this was built approximately 8 years previous by a contractor that used the first set of plans that were not approved. He used the wrong set of plans and several other contractors were not willing to construct the underground detention system. The applicant is completing the project with the request of one modification of one 26 ft. driveway instead of two driveways, that's the only change to what was originally approved. Then they are in compliance.

Commissioner Lang left the meeting at 10:00 p.m.

Commissioner DiSilvestro moved to approve.

Commissioner DiMartino second the motion.

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

Approved

2b) Text Change: Zoning Regulations text change to add Section 37A, to the East Haven Zoning Regulations.

Commissioner DiSilvestro moved to table.

Commissioner DiMartino second the motion.

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

Tabled/Public Hearing Remains Open until 11/6/2019

2c) 100 Sperry Lane, 31 Sperry Lane, and 161 Foxon Road: Application for a Zone Change: (Section 37A, Affordable Housing Development District.)

Commissioner DiSilvestro moved to table.  
Commissioner DiMartino second the motion.  
Voice Vote-All in favor. None opposed. No abstentions.  
Tabled/Public Hearing Remains Open until 11/6/2019

- 2d) Text Change: Zoning Regulations proposed text amendment to Section 26 of the East Haven Zoning Regulations.  
Tabled/Public Hearing Remains Open until 11/6/2019
- 3a) 32 Frontage Road: 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 John Zirlis, TPA Design Group Willow Street New Haven.  
Mr. Brancati explained to the commission that Starbucks Coffee plans to move into the commercial unit where former bank was located.  
Mr. Zirlis noted that the drive-thru was not safe to utilize due to the flow of traffic. It has been redone in order to stack and also the proper flow of traffic.  
Mr. Brancati asked Town Engineer, Kevin White and Mr. Zirlis if they would agree to an approval with the conditions of the Town Engineer.  
Both were agreeable.  
Commissioner DiSilvestro moved to approve the conditions of the engineer.  
Commissioner DiMartino seconded the motion.  
Voice Vote-All in favor. None opposed. No abstentions.  
Accepted for Review/Approved with the Town Engineer's Conditions
- 3b) 125 Cosey Beach Avenue 142 Bradford Avenue: Application for a Zone Change: (Zoning Regulations, zone change from S1 to RA-2).  
Zoning Official Chris Soto stated that this item needs to go DEEP because they are within the coastal boundary line. Due to time constraints we need to table this item.  
Commissioner DiSilvestro moved to table.  
Commissioner DiMartino second the motion.  
Voice Vote-All in favor. None opposed. No abstentions.  
Tabled
- 4a) The Clerk read the item into the record, which was administratively approved to divide into an additional space.  
662 Coe Avenue: Application for a Modified Site Plan: – (Schedule A, Line #29) Stores and other buildings where goods are sold or services rendered at retail.  
Administrative Approval.

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk