

## Planning and Zoning Commission

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, February 5, 2020 at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Vice Chairwoman Asid called the meeting to order at 7:05 p.m.

Pledge of Allegiance

Roll Call - 3 Present (Lang, Alternate Limoncelli, and Asid) Absent 3 (DeMayo, DiSilvestro, and DeMartino) A quorum present.

Staff Present: Christopher Soto, Zoning Official and Assistant Town Attorney, Jennifer Coppola

1. Accept/Approve of Minutes from the January 8, 2020 meeting

Commissioner Lang moved to approve the minutes.

Commissioner Limoncelli second the motion.

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

**Approved**

2. Re-Organization and Election of Officers.

Commissioner Lang moved to table.

Commissioner Limoncelli second the motion.

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

**Tabled**

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**FEB 10 2020**  
**TOWN CLERK'S OFFICE**  
**EAST HAVEN, CONN.**

*Stacy Grawins, CTC*  
**TOWN CLERK**

### Public Hearing

3. Public Hearing # 1: Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).

Mr. Soto indicated that the commission has had the changes to the zoning regulations for some time, along with an overview of the changes to the text. Folks can respond to the changes and we will continue to have that interchange.

Attorney Coppola stated that there are some items that staff and she have flagged as well, those need some consideration whether or not some items need to be amended. So we will raise those issues at the next meeting.

Commissioner Limoncelli stated that prior to the commission's vote the public will have an opportunity to comment on any changes made?

Mr. Soto stated that the public has always had the opportunity to comment on the changes. We can always continue to receive comments at all points of time up until you close the public hearing.

Commissioner Asid stated that we can continue the hearing without being concerned with the 60 day constraint. She further invited public comments.

Commissioner Asid recognized Patrick Rowland of 2 Minor Road East Haven.

Mr. Rowland stated his primary comment is for both Mr. Soto and the Commission can this process be simplified and he represents a variety of people in town who are in agreement. Most people indicate when changing text it is redlined, it defines the before and after document. There are 294 pages on the Town's webpage, it is nearly impossible to know where the changes are without going through 294 pages, it is beyond arduous. Therefore, before we receive Mr. Soto's presentation of this document we implored the commission to highlight the change and possibly why.

Commissioner Asid indicated that the commission's copies are redlined and she is requesting that they be redlined for the public as well. Mr. Soto did indicate there will be a presentation at the next meeting from the consultant. Also, we are not obligated to close the public hearing. It can be continued for additional input.

Attorney Coppola stated she hasn't ever worked with the consultant, Mr. Miller, but she will have a conversation with him with regard to Mr. Rowland's comments with some type of summary document.

Mr. Rowland stated he is confused as to why item #5 is talking about a text change and that is an example of where I'm at, is that something we are changing for item #9 that would apply to item #5.

Mr. Soto indicated that Mr. Rowland is confusing several issues. To clarify, you have received a zone change for a PDD and that is one item. The action for that item will be to set a public hearing date. Item #9 is an action that the board has already approved, which already had a public hearing and action that was already decided. At that time we did not set an effective date. Therefore, the action to be taken at this meeting is to set an effective for a change that has already been adopted and he recommends March 1, 2020, as an effective date. It relates to the regulation to allow for the Coe Avenue project to be submitted to Zoning and we will have a whole set of public hearings at the appropriate time.

Mr. Rowland had a better understanding of the items.

Commissioner Limoncelli asked if the commission would be aware of any changes that would conflict with any decisions this board would make prior to the regulations being adopted.

Mr. Soto and Attorney Coppola indicated that they will continue to try resolve any conflicts going forward.

Commissioner Lang moved to continue the public hearing.  
Commissioner Limoncelli second the motion.  
Voice Vote - All in Favor. None opposed. No abstentions.  
**Continued March 4, 2020**

#### Old Business

4. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).  
Commissioner Lang moved to table.  
Commissioner Limoncelli second the motion.  
Voice Vote - All in Favor. None opposed. No abstentions  
**Tabled**

#### New Business

5. #20-01-Z: 49, 57 and 63 Coe Avenue: Application for a Zone Change: – (R-1 to PDD) Request to create a Planned Development District in accordance with the requirements of Section: 26.2.4.4  
Owner/Applicant: AG&L Properties, LLC.  
Commissioner Lang moved to set a public hearing date of April 4, 2020.  
Commissioner Limoncelli second the motion.  
**Public Hearing Date Set 4/1/2020**
6. #20-03-S: 104 Frontage Rd: Application for a Site Plan: – (Schedule A, Line #40: Sale of new or used automobiles). Request to expand existing car dealer's license. Zone: CC. Owner/Applicant: David McDermott Chevrolet, Inc.

Mr. Soto explained that the applicant requested this item be tabled.  
Commissioner Lang moved to table.  
Commissioner Limoncelli second the motion.  
Voice Vote - All in Favor. None opposed. No abstentions  
**Tabled**

7. #20-04-S: 414 Main Street: Application for a Modified Site Plan: – (Schedule A, Line #30 Store & other buildings or structures where goods are sold or services rendered.) Request to open a psychic reading studio. Zone: CB-1. Owner/Applicant: Sylvia Stevens.  
Vice Chairwoman recognized the applicant.  
Ms. Stevens explained that she would like to relocate from 470 Main Street.  
Commissioner Limocelli asked why her home address is the same as your business. Is this going to be at your residence?  
Ms. Stevens indicated that she lives in the same building in a separate unit.  
Commissioner Asid asked if she had enough parking.  
Ms. Stevens indicated that there are several spaces in front (off street) and 3 parking spaces behind the building.  
Mr. Soto indicated that there is mixed use parking that includes Tolli's. He requested that the commission place a condition on the approval of no parking on the sidewalk in front of the building.  
There is shared parking with Tolli's.  
Commissioner Asid asked the applicant if she has a lot of traffic.  
Ms. Stevens indicated "no," about 5 clients a month.  
Commissioner Lang moved to approve with the condition that there will be no parking on the sidewalk in front of the building.  
Commissioner Limoncelli second the motion.  
**Approved with a Condition**

#### Other Business

8. (ZEO REPORT) #20-02-S: 662 Coe Ave: Application for Modified Site Plan: – (Schedule A, Line #50: Warehousing & Wholesale). Request for a change of use to allow for a dry storage warehouse for Calabro Cheese. Applicant: Anthony E. Marelo.  
Mr. Soto indicated that this is the same use, a tenant swap-out, no modification just storage of dry goods.  
**Administrative Approval granted by ZEO per Section 33.10**
9. Adopt Effective Date: Text Amendment- Section 26 of the East Haven Zoning Regulations. A request to set the effective date of an amendment that was approved on November 6, 2019 which reads as follows:  
*Section 26.2.4.4: The Planned Development District encompasses a tract of land of not less than two [2] acres, except in the case of Elderly Non-Assisted Housing as defined in §4.15, the tract of land may have less than two[2] acres and shall have no more than twenty (20) 1-bedroom dwelling units.*  
Mr. Soto indicated that an effective date for Section 26.2.4.4 must be approved by this commission.  
Commissioner Lang moved to set an effective of March 1, 2020, for the text amendment to Section 26 of the East Haven Zoning Regulations.  
Commissioner Limoncelli second the motion.  
Voice vote - All in Favor. No opposed. No abstentions.  
**Approved Effective Date March 1, 2020**

Commissioner Lang moved to adjourn.  
Commissioner Limoncelli second the motion.  
All in favor.  
Meeting adjourned at 7:30 p.m.

Submitted,  
Roberta A. DeLuca  
Commission Clerk