

Planning and Zoning Commission Meeting Minutes

The East Haven Planning and Zoning Commission held its Regular meeting on Wednesday, January 8, 2020 at 7:00 PM at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Pledge of Allegiance

Chairman DeMayo called the meeting to order at 7:04 p.m.

Roll Call-5 Present (DeMayo, Asid, DiSilvestro, Lang, and DiMartino)

1 Alternate Present (Not voting)

Staff Present: Christopher Soto, Zoning Official, Salvatore Brancati, Director of Administration and Management, and Assistant Town Attorney, Jennifer Coppola.

Accept/Approve Minutes from the November 6, 2019 meeting.

Commissioner DiSilvestro moved to accept the minutes with the date of November 6, 2019, that was omitted.

Commissioner DiMartino second the motion.

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

Motion carried.

Approved

Public Hearing # 1

Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).

Mr. Soto recommended that the public hearing remains open from the last meeting, we have a new legal team they are still doing their review and at this time there is no final edit. It is the decision of the Chairman if the commission would like to take comments on this regulation change.

Mr. Brancati noted that the Town's Assistant Town Attorney Coppola needs time to review.

Chairman DeMayo indicated that he is willing take comments, if the commission is willing to take comments. The public is here this evening and we should allow them to comment. This will be continued until next month and they can comment at that time as well.

Mr. Soto advised Chairman DeMayo if there is no public comment to continue this public hearing until next month.

No public comment.

Commissioner Asid moved to continue the public hearing until the February 5, 2020 meeting.

Chairman DeMayo recognized Niki Whitehead, 9 Hilton Avenue East Haven Connecticut. Ms.

Whitehead asked if the public would be able to comment on the final draft at the February meeting.

Chairman DeMayo indicated yes.

Commissioner DiSilvestro second the motion.

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

Motion carried.

Continued to February meeting.

Public Hearing # 2

125 Cosey Beach Avenue/142 Bradford Avenue: Application for a Zone Change: – (Zoning Regulations, zone change from S1 to RA-2).

Chairman DeMayo recognized Robert Mangione, architect for the project.

Mr. Mangione withdrew the application and will resubmit.

Withdrawn/No motion necessary.

Old Business

1. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).

Continued

2. 125 Cosey Beach Ave./142 Bradford Ave: Application for a Zone Change: – (Zoning Regulations, zone change from S1 to RA-2).

Withdrawn

New Business

3. (20-01-S) 30 Frontage Rd: Application for a Site Plan: – (Schedule A, Line 42: Hotels and Motels). Request to demolish and rebuild a hotel. Zone: CB-1. Owner/Applicant: CT Hotel Group, LLC.

Chairman DeMayo recognized James Cassidy, 630 Main Street, Cromwell, CT who represents the Connecticut Hotel Group at 30 Frontage Road, East Haven, CT. They are seeking approval to demolish the existing building at the site and rebuild a new structure. The access to the building will remain the same on the northbound side of Frontage Road. The site is in a CB-1 zone, in May of 2018, we incorporated 151 Kimberly Avenue into the site with a zone change. The footprint of the building is currently 18,000 square feet, 80 rooms, two stories. Their intent is to build Home2 Suites, a moderate and level higher-end Hotel than what currently exists. It'll be a four-story structure under 60 ft. in height with a bump out for an enclosed pool; the existing pool will be removed. There will be 111 parking spaces with buffering landscaping and enclosed concrete area for refuse. All the utilities will remain in place, a new domestic water service with a new lateral to the building. The lighting is outdated and all will be removed with new LED lights, 5 single poles, three double poles 20 ft. in height to assure no spillage of lighting on to other properties. The outside of the building will have prototypical materials which will be demonstrated on the final plan. There will be one spire so that passing traffic can see there is a hotel. The traffic report that was done indicated 70 rooms it will be resubmitted to the state with 82 rooms with minimal effect of the traffic flow.

Robert Limoncelli asked how many employees.

Mr. Cassidy indicated 4 employees.

Chairman DeMayo asked what the timeline would be.

Mr. Cassidy indicated approximately 8 months after approvals are completed.

Commissioner DiMartino inquired about the security at the site.

Mr. Cassidy stated there will be security cameras in the building and throughout the site.

Commissioner Asid asked if there will be any additional amenities.

Mr. Cassidy indicated a patio area outside of the indoor pool.

Attorney Coppola indicated that this is not a public hearing, it is an administrative approval of the commission for a site plan that the commission will determine if it is in compliance with the regulations.

No public comment required for a presentation to the commission and not in violation of the Freedom of Information Act.

Commissioner DiSilvestro move to accept.

Commissioner Lang second the motion.

Attorney Coppola asked Commissioner DiSilvestro to amend his motion.

Commissioner DiSilvestro moved to amend the motion.

Councilman Lang second the motion.

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

Motion carried.

Commissioner DiSilvestro moved to approve the site plan pending the comments and conditions of staff (Zoning Official and Town Engineer).

Commissioner Asid second the motion.

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

Motion carried.

Approved with Conditions of the Staff

4. (20-01-RF) 346 Cosey Beach Ave: 8-24 Referral: Request for favorable approval to sell Town owned lot. Zone: R-3. Owner/Applicant: Town of East Haven.

Withdrawn

Other Business

5. (19-22-S) 525 Main St: Application for a Modified Site Plan: – (Schedule A, Line #43: Bowling Alleys). Remodel and update of floor plan of existing bowling alley. Zone: CA-1.

Owner/Applicant: Bowlero Corp.

Mr. Soto explained that site did some interior renovations and changes to the interior and as the Zoning Official he approved them administratively.

Approved Administratively

Commissioner DiSilvestro move to adjourn.

Commissioner Asid second the motion.

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

Motion carried.

Meeting adjourned at 7:56 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commissioner Clerk