

**East Haven Town Council  
Public Hearings  
Minutes**

The Hearing Committee of the East Haven Town Council held certain public hearings on Tuesday December 6th, 2022, which commenced at 7:00 p.m. at the East Haven Community Center 91 Taylor Avenue East Haven and also via Zoom video conference and conference call to conduct the following public hearings

Chairman Deko called the public hearing to order at 7:02 p.m.

Roll Call-12 Present 3 Absent (Santino, Cesare, and Stacey)

Staff present: Police Chief Edward Lennon, Fire Chief Matthew Marcarelli, Joseph Budrow Zoning Official, Michael Luzzi Town Attorney, and Jennifer Coppola Assistant Town Attorney.

Chairman Deko on the advice of Counsel removed public hearing #1.

**Public Hearing #1**

For an ordinance entitled "An Ordinance Amending section 11-4 – Sale of fuel for Vehicles Not Authorized to Operate on a Public Roadway, Public Highway, or Public Property."

**Public Hearing #2**

Vice Chairman Pacelli read the following:

For an ordinance entitled "An Ordinance Authorizing Mayor Joseph A. Carfora to execute an Easement Agreement on behalf of the town of East Haven, pertaining to the granting by the town of East Haven to the South-Central Connecticut Regional Water Authority and its successors and assigns, of an easement of real property owned by the town of East Haven at 99 South Street, East Haven, CT (MBL 010/0204/040)."

Chairman Deko Recognized John Triana real estate manager for the Regional Water Authority, who explained that this conveyance is for the public water between Morgan Avenue and Beach Avenue currently there is a 2-inch line to Minor Road, Beach Avenue, and Stanton Road. This line is between 100-108 years old and it is long past its life. It is our responsibility to provide property owners with reliable Water Service to a 4-inch main from Morgan to Stanton to Beach Avenue, which services these properties. The line will cohabitate with Greater New Haven Water Pollution Control Authority's lines side by side. This would provide a more controllable and reliable Water Service for that area including its hydrants. This change is crucial for the hydrants for the pipe material to a 2-inch galvanized to purge and is now below frost-step.

Councilwoman Martin asked if there would be any interruption in service, due to running parallel to the sewer lines.

Mr. Triana indicated that there would be no effect on the Beach Avenue area.

Councilman Thompson asked if all the lines that service that area were being replaced.

Mr. Triana indicated the main line.

Councilman Vollono asked what took so long, a century is the long run.

Councilman Bimonte asked if portions of Beach Avenue would remain seasonal for water usage.

Mr. Triana indicated that each homeowner is responsible to shut their lines off.

Councilwoman Glassman is the RWA paying to connect each line.

Mr. Triana Yes.

Chairman Deko recognized Michelle Geramia, 208 Beach Avenue, and spoke on behalf of the residents and owners of the homes on Beach Avenue which is accessed by Minor in Stanton Roads. She noted that the residents that live in that area, except for one, are very much in favor of this upgrade. They have suffered with interrupted water service and breaks in the line. She noted that in 2010, the United Nations General Assembly voted to recognize “the right to safe and clean water as a human right.” (Ms. Geramia’s entire address to the council is filed with the council clerk.)

Patrick Rowland, 2 Minor Road stated that he supports a new service but not the route it will be installed.

Carmello Gugliotti, 194 Beach Avenue stated he is in favor of the line being replaced. Realistically, we have invested in our homes and deserve reliable water service.

Ronald DeNuzzo, 9 Branhaven Drive lived on Beach Avenue at one time and this is a needed improvement.

Chairman Pacelli moved to close the public hearing.

Councilman Thompson second the motion.

All in favor.

### Public Hearing #3

Vice Chairman Pacelli read the following:

Pursuant To Connecticut General Statutes Section 8-2o(f), a Public Hearing for possible action on, including an opt-out from, the provisions of Connecticut General statutes section 8-2o(a) through 8-2o(d) pertaining to accessory apartments or accessory dwelling unit.

Chairman Deko recognized Joe Budrow Zoning Official who explained that the State of Connecticut has a statute coming to the town for accessory Apartments and accessory dwelling units. We have the option to opt out so that the regulations are in our control, we have crafted very good regulations which need a few tweaks and will need to be approved by two-thirds of this Council.

Town Attorney Michael Luzzi indicated that the draft is 95% completed through Planning and Zoning.

Assistant Town Attorney Jennifer Coppola stated that this is to opt out of the statute and provide single family residences to have the right to have accessory apartments within our own regulations, which we must adopt. Under the state statute the town will have no ability to make revisions in the language.

Attorney Luzzi asked how many towns have opted out.

Attorney Coppola stated to name a few, North Branford, Branford, North Haven, and Meriden.

Councilwoman Glassman clarified we are creating our own regulation because if we go with the state statute the town does not have the ability to modify. When the draft is completed will the council have the ability to weigh in on those regulations.

Attorney Coppola stated no, only Planning and Zoning has that jurisdiction, but you can request any correspondence from P&Z.

Roger Sinceri and Lorena Venegas were recognized but inaudible to the clerk.

Chairman Pacelli moved to close the public hearing.  
Councilman Thompson second the motion.  
All in favor.

#### Public Hearing #4

Vice Chairman Pacelli read the following:  
Pursuant to Connecticut General Statutes Section 8-2p, a Public Hearing for possible action on, including an opt-out from, the provisions of Connecticut General statutes section 8-2(d)(9) pertaining to dwelling unit parking limitations.

Chairman Deko recognized, Joe Budrow Zoning Official indicated that our regulation should require one or two vehicles in dense neighborhoods, limiting the parking for emergency vehicles to access. The state would be determining the parking without the knowledge of the streets and neighborhood density.

Attorney Coppola most don't realize the impact to emergency vehicles with on street parking.

Councilwoman Capotorto asked if parking would be limited to the property.

Attorney Coppola said it will be limited to onsite parking.

Cindy Sparago 42 Caroline Road addressed the council inaudible to the clerk.

Chairman Pacelli moved to close the public hearing.  
Councilman Thompson second the motion.  
All in favor.  
Public Hearing adjourned at 8:23 p.m.

Respectfully submitted,

Roberta A. DeLuca  
Town Council Clerk