

## **Planning and Zoning Public Hearings**

The Town of East Haven, Planning and Zoning Commission hereby gave notice of certain public hearings to be held at 7:00 p.m. Wednesday, March 5, 2008, at the East Haven Community [Senior] Center; 91 Taylor Avenue, East Haven to consider the following:

Chairman Cappelloni called the meeting to order at 7:02 p.m.

Roll call – 5 Present (Cappelloni, DiLungo, Coyle, Ruocco, and Raymond)                      None absent  
Staff present – James Cirillo, Esq., Assistant Town Attorney, George Mingione, Zoning Official,  
James Staunton, PE, Town Engineer and Alternate Arvin Murch

The continuation of a Public Hearing proposed by Anthony Panico & Associates regarding a proposed Zoning text change and Special Exception; which if approved will allow for the creation of 8 units of over 55 years of age residential housing at 240 Hemingway Avenue, East Haven, CT. Said public hearing has been tabled since January 2, 2008.

Chairman Cappelloni recognized Tony Panico, Planning Consultant. Mr. Panico stated that this is the parcel at the corner of Hemingway Avenue and Dwight Street. We pursued the concerns of the neighbors regarding the traffic onto Dwight Street. After working with Connecticut DOT we have limited use to Dwight Street by 2 to 3 cars. We are rebuilding, improving and widening the driveway on Hemingway and we have removed 1 unit from the plan and added two garages and closed off access from the large parking lot. We enhanced the existing house by removing the stoop and reworked the architectural to improve the look, which is traditional in size and shape. We have also moved the building back 5 ft to obtain more parking. There is more than adequate parking, 17 spaces 2.5 per unit, therefore, no need to utilize curb parking. A 6 ft. fence along Rowe Street to eliminate access from Rowe Street to the units.

Chairman Cappelloni recognized Warren Schatzlein, 17 Dwight Place.

Mr. Schatzlein stated could you moved the building another 5 ft. back to enhance the view from Dwight Street.

Mr. Mingione stated that would not adhere to the regulation and they would than be obligated to go before Zoning Board of Appeals.

Marisa Lucibello stated she did not understand how there would be no access from Dwight Street.

Mr. Panico indicated there is no connection to the driveway for the garage on Dwight Street, all the parking would be contained in the large lot.

Valerie Mongillo stated her concerns for the driveway across from her house and the construction vehicles on Dwight Street during construction will cause traffic problems.

Commissioner Ruocco indicated that the commission will address your concerns.

Mr. Mingione stated that there is landscaping and a bond to be set.

Town Engineer, James Staunton submitted his concerns and conditions to the commission.

- Submit storm drainage calculations to demonstrate detention system has capacity for minimum 25 year storm event.
- Provide storm water overflow connection to the north catch basin on Dwight Place
- Galleries shall be set with 12 inch minimum cover and manhole covers should be set to finish grade.

Chairman Cappelloni closed the public hearing at 7:25 p.m.

### **Public Hearing #2**

The continuation of a public hearing proposed by Robert P. Neubig to create a 2 lot, R-5 residential re-subdivision of approximately 55 contiguous acres located at 110 Barberry Road East Haven, CT. Said public hearing has been tabled since December 5, 2008.

Mr. Mingione read a fax letter from the applicant that he is withdrawing at this time and will re-submit in a few weeks.

Item Withdrawn.

Chairman Cappelloni closed the public hearing at 7:27 p.m.

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk