

Planning & Zoning Commission

The Town of East Haven Planning and Zoning Commission held its regularly scheduled meeting at 7: 30 p.m. Wednesday, April 2, 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 7:30 p.m.

Roll Call – 4 Present (Cappelloni, Coyle, Ruocco, and DiLungo) 1 Absent (Raymond)

Staff Present – George Mingione, Zoning Official

- 1A Accept / Approve minutes of March 5, 2008 Commission meeting.
Commissioner Coyle moved to accept the minutes of the March 5, 2008 meeting.
Commissioner Ruocco seconded the motion.
Roll call – all in favor. No opposed. No abstentions.
APPROVED
- 2A No “Old Business”
- 3A 400 Coe Avenue. Modified Site Plan; Seeking to locate a non-profit television station and associated offices and appropriate signage.
Mr. Mingione stated that this is the building on the corner of Silvers Sand Road and Coe Avenue. Mr. Mingione read a letter from the Town Engineer stating that he has no issues and recommends a favorable decision.
Commissioner Coyle moved approved the modified site plan for 400 Coe Avenue.
Commissioner DiLungo seconded the motion.
Roll call – all in favor. No opposed. No abstentions.
APPROVED
- 3B 641, 649, 651 Foxon Road, Modified Site Plan; CD zoning district; seeking to modify a previously approved sign.
Mr. Mingione stated that the site is approved for a 120 sq. ft. sign and they are still within the regulations
Commissioner Ruocco asked what type of sign.
Mr. Mingione stated architectural.
ADMINISTRATIVE APPROVAL, NO COMMISSION ACTION REQUIRED.
- 3C 71 Hudson St. Town of East Haven; Pasquale DiLungo Ice Rink; 8 – 24 Report. Seeking to construct an addition.

Mr. Mingione stated that a meeting took place with town staff which included the Building Official, Fire Marshal, Zoning Official, Town Engineer, and Lou Pane, Recreation Director. Mr. Mingione strongly recommends approval with conditions. The work will done to the original addition to the building totally

through volunteers therefore it is imperative to require the volunteer group to retain liability insurance will working on town property. The town needs to be indemnified. The Town Engineer and Building Official are willing to provide accurate architectural and site plans.

Chairman Cappelloni stated that this will go before the Town Council will it come before Planning and Zoning again.

Mr. Mingione stated it will not.

Commissioner Ruocco asked if they are breaking through the wall of the original addition.

Mr. Mingione stated no and the use will be a weight room and ice skating simulator.

Commissioner Ruocco asked if this will be entirely done through volunteerism.

Mr. Mingione stated yes.

Commissioner Coyle moved to approved with the conditions set forth by Planning and Zoning and the Town Engineer.

Commissioner DiLungo seconded the motion.

Roll call – all in favor. No opposed. No abstentions.

APPROVED WITH CONDITIONS

3D 1 Saltonstall Parkway; Regional Water Authority; R-1 zoning District; Seeking a Special Exception to allow the construction of an earthen dam & improved drainage.

Mr. Mingione stated that the town attorney review the State Statute, there are no problems with the project and the town engineer is in agreement. They will be construction an earthen dam.

Commissioner Coyle moved to accept for review.

Commissioner Ruocco seconded the motion.

Roll call – all in favor. No opposed. No abstentions.

Commissioner Coyle moved to set public hearing date for May 6, 2008.

Commissioner Ruocco seconded the motion.

Roll call – all in favor. No opposed. No abstentions.

ACCEPT FOR REVIEW; PUBLIC HEARING DATE 5/6/08

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk