

Planning & Zoning

The Town of East Haven, Planning and Zoning Commission, held its regularly scheduled meeting 7:30 p.m. on Wednesday, May 7, 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 – 5 Present (Cappelloni, Coyle, DiLungo, Ruocco, and Raymond)

Arvin Murch Alternate present non-voting.

Staff Present – James Staunton, Engineer, George Mingione, Zoning Official, James Cirillo, Esq., Assistant Town Attorney.

- 1a Accept & approve minutes of the Commission's April 2, 2008 meeting.
Commissioner Coyle moved to accept the minutes of April 2, 2008.
Commissioner Raymond seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
APPROVED

- 2a No old business

- 3a 8-24 Report proposing the Town acquire certain properties at 29 and 44 Windsor Street (unimproved Town Road) and 45 Whitman Avenue.

Mr. Mingione stated that these are three pieces of property that the owner wants to give to the town in lieu of taxes.

Mr. Staunton visited the sites two of which he believes are unbuildable because they're in a flood zone.

Commissioner Ruocco was concerned with taking the parcel in lieu of taxes.

Attorney Cirillo stated that either way the result would be the same because eventually the town would seize the property for unpaid taxes; with that process we would incur legal costs.

Commissioner Ruocco stated that it's almost \$50,000 in unpaid taxes.

Attorney Cirillo stated, yes but the outcome will still be the same with no legal cost to the town.

Commissioner Coyle moved to recommend a favorable 8-24 Referral to the Town Council.

Commissioner DiLungo seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

FAVORABLE REFERRAL

- 3b 199 Saltonstall Parkway, "CC" zoning district; Modified Site Plan application to create a licensed Hair Dressing and Cosmetology Salon in an existing structure.

Mr. Mingione stated that this is the old "Subway" shop on route 1 in which they are attempting to occupy 50%.

Commissioner Coyle moved to accept for review.

Commissioner DiLungo seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

APPROVED

Commissioner Raymond stated that the parking requirements have now decreased.

Chairman Cappelloni asked if it would be possible to speak to the landlord to beautify the outside of the building.

Commissioner Coyle moved to approve the site plan.

Commissioner Ruocco seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

APPROVED

- 4a Approval of a site plan at 526 Main Street; convenience store.

Commissioner Coyle moved to add this item to the agenda for review.

Commissioner DiLungo seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

APPROVED.

Mr. Mingione stated that he and the engineer did not get a chance to review the application as it just was submitted today.

Commissioner Coyle stated that the site plan has not really change from the original approvals for that site.

Mr. Mingione stated that he is aware that when the application for the site was approved the use was not and there is indeed enough parking.

Commissioner Coyle moved to approve with the conditions of the Town Engineer and the Zoning Official.

Steve Russo, 99 Queech Road Branford owner of the property stated that the use will be for a convenience store on a site that has previously been approved their use will not affect the site.

Commissioner Raymond stated that the use meets the "CD" criteria.

Commissioner DiLungo seconded the motion on the floor.

Roll call vote - All in favor. None Opposed. No abstentions.

APPROVED WITH CONDITIONS

Commissioner Coyle moved to adjourn.
Commissioner Ruocco seconded the motion.
Roll call vote - All in favor. None Opposed. No abstentions.
Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk