

**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION**

Regular Meeting

Wednesday, September 8, 2021 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

A G E N D A

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the August 4, 2021 Regular Meeting.
2. Minutes of the August 16, 2021 Special Meeting.

III. Executive Session

1. Discuss the status of the pending litigation of Autumn View LLC, et al. v. East Haven Planning and Zoning Commission (Docket No. NNH-CV16-6061972-S), and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of Autumn View LLC, et al. v. East Haven Planning and Zoning Commission (Docket No. NNH-CV16-6061972-S).

IV. Public Hearings

1. **Application No. 21-07** – on behalf of Autumn View, LLC, Vicki Imperato and Statewide Construction, LLC., Applicant. An application for text amendments to the Zoning Regulations to amend Sections 21 (Districts) and 23 (Purpose of Districts) and to add a permitted use to Schedule A and Section 30A.
2. **Application No. 21-10** – on behalf of the East Haven Zoning Commission, Applicant. An application for a text amendment to Section 2.1 to the Zoning Regulations adding lot line revisions as an activity that requires an approved zoning permit.
3. **Application No. 21-11** – on behalf of Attorney Nicholas Mingione, Esq. An application for text amendments to the Zoning Regulations to amend Schedule A, Line 23 and Section 42 (Off Street Parking and Loading), adding “Assisted Living Facilities” into the Standard Parking Schedule.

4. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations) – Continuation of the Public Hearing with further discussion of the proposed Amendments.

V. New Applications

1. **Application No. 21-13** - on behalf of A&G Developments, LLC., 133 Commerce Street. An application for a modification to Site Plan Application No. 21-12 to allow for the expansion of an existing commercial building and other on-site improvements such as paving and drainage improvements.
2. **Application No. 21-14** – on behalf of Robert Mangino for Gurukrupa Investments, LLC., 85 Hemingway Avenue. An application to amend a Special Exception approved September 6, 201, to allow an inground swimming pool at a location north of the apartment building. Also, to allow for Building A and Building B to be combined for both retail and office space.

VI. Deliberation Session

1. Discussion and possible vote on **Application No. 21-07** – on behalf of Autumn View, LLC, Vicki Imperato and Statewide Construction, LLC., Applicant. An application for text amendments to the Zoning Regulations to amend Sections 21 (Districts) and 23 (Purpose of Districts) and to add a permitted use to Schedule A and Section 30A.
2. Discussion and possible vote on **Application No. 21-10** – on behalf of the East Haven Zoning Commission, Applicant. An application for a text amendment to Section 2.1 to the Zoning Regulations adding lot line revisions as an activity that requires an approved zoning permit.
3. Discussion and possible vote on **Application No. 21-11** – on behalf of Attorney Nicholas Mingione, Esq. An application for text amendments to the Zoning Regulations to amend Schedule A, Line 23 and Section 42 (Off Street Parking and Loading), adding “Assisted Living Facilities” into the Standard Parking Schedule.
4. Discussion and possible vote on **Application No. 21-13** - on behalf of A&G Developments, LLC., 133 Commerce Street. An application for a modification to Site Plan Application No. 21-12 to allow for the expansion of an existing commercial building and other on-site improvements such as paving and drainage improvements.

VII. Other Business

1. Preliminary Review of a 3-lot subdivision on Maplevale Road. Arthur R. Riccio Co., property owner.

2. Follow-up to August 16, 2021 discussion of recent legislation pertaining to zoning matters, specifically related to Public Act No. 21-1 An Act Concerning Responsible and Equitable Regulation of Adult- Use Cannabis (RERACA).

VIII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, October 6, 2021 at 7:00 PM.**