

TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION

Regular Meeting

Wednesday, October 6, 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. Public Hearings

1. **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.
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, 2017, 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.
3. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations) – Update and continuation of the Public Hearing with further discussion of the proposed Amendments.

IV. Executive Session and Public Comment and Possible Action on Proposed Stipulation for Judgment

1. Discuss the status of the pending litigation and proposed Stipulation for Judgment in Autumn View, LLC, et al. v. Town of East Haven Planning and Zoning Commission (Docket No. NNH-CV16-6061972-S), concerning the real property located at 92, 100, 110, 118, 126, 180, and 242 Strong Street, East Haven, Connecticut, and possible action by the Commission related to same. Members of the public can participate and offer their comments on the Stipulation for Judgment to the Commission.

1. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed Stipulation for Judgment in Autumn View, LLC et al. v. Town of East Haven Planning and Zoning Commission (Docket No. NNH-CV16-6061972-S).

V. New Applications

2. **Application No. 21-15** – on behalf of the East Haven Planning and Zoning Commission. A Petition for a text amendment to the East Haven Zoning Regulations to add a six-month Moratorium for receiving any land use applications related to all Connecticut-licensed uses involving recreational cannabis.
3. **Application No. 21-16** – on behalf of 198 Commerce Street Associates, LLC. c/o Thomas Hennessey. An application for a Site Plan Review to add a 12,800 square foot addition to an existing commercial building with accessory improvements.
4. **Application No. 21-17** – on behalf of 198 Commerce Street Associates, LLC. c/o Thomas Hennessey. An application for a Coastal Area Management Site Plan Review to add a 12,800 square foot addition to an existing commercial building with accessory improvements.

VI. Other Business

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.

VII. 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. 21-11** – 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.
3. 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.

4. Discussion and possible vote on **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, 2017, 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.
5. Discussion and possible vote on **Application No. 21-16** – on behalf of 198 Commerce Street Associates, LLC. c/o Thomas Hennessey. An application for a Site Plan Review to add a 12,800 square foot addition to an existing commercial building with accessory improvements.
6. Discussion and possible vote on **Application No. 21-17** – on behalf of 198 Commerce Street Associates, LLC. c/o Thomas Hennessey. An application for a Coastal Area Management Site Plan Review to add a 12,800 square foot addition to an existing commercial building with accessory improvements.

VIII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, November 3, 2021 at 7:00 PM.**