

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

**Regular Meeting**

Wednesday, May 4, 2022 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 March 2, 2022 Regular Meeting
2. Minutes of April 6, 2022 Special Meeting

**III. Public Hearing**

1. **Application No. 22-02 – Paul Stoecker**. A Petition for a Text Amendment to the East Haven Zoning Regulations proposing to add definitions for “Membership Club” and “Lounge”, and to add “Membership club, lodge and community houses” as an allowed use in an LI-3 District.

**IV. New Applications**

1. **Application No. 22-03 – Fatou Sarr, 36 Thompson Street**. An application for a Site Plan Review to locate a beauty salon within the first floor of a commercial building at 36 Thompson Street.
2. **Application No. 22-04 – Robert Mangino on behalf of Gurukrupa Investments, LLC., 85 Hemingway Avenue**. An application for a Site Plan Modification to amend a previous approval, proposing to combine Buildings A and B, to add a recreational area for dogs, and to amend the landscaping plan.

3. **Application No. 22-05** – **Dish Wireless, LLC., 65 Messina Drive.** An application for a Special Exception to add three new antennas, radio heads and accessory equipment on top of 65 Messina Drive. (Public hearing to be scheduled)
4. **Application No. 22-06** – **Neal Angelini, 320 Main Street.** An application for a Site Plan Modification requesting to add a third tenant space within a commercial building.
5. **Application No. 22-07** – **East Haven Planning and Zoning Commission.** A Petition for a Text Amendment to the East Haven Zoning Regulations to complete the draft revision from 2019 and adding new proposals. (Public hearing to be scheduled)

## **V. Deliberation Session**

1. Discussion and possible vote on **Application No. 22-02** – **Paul Stoecker.** A Petition for a Text Amendment to the East Haven Zoning Regulations proposing to add definitions for “Membership Club” and “Lounge”, and to add “Membership club, lodge and community houses” as an allowed use in an LI-3 District.
2. Discussion and possible vote on **Application No. 22-03** – **Fatou Sarr.** An application for a Site Plan Review to locate a beauty salon within the first floor of a commercial building at 36 Thompson Street.
3. Discussion and possible vote on **Application No. 22-04** – **Robert Mangino on behalf of Gurukrupa Investments, LLC.** An application for a Site Plan Modification to amend a previous approval, proposing to combine buildings A and B, to add a recreational area for dogs, and to amend the landscaping plan.
4. Discussion and possible vote on **Application No. 22-06** – **Neal Angelini, 320 Main Street.** An application for a Site Plan Modification requesting to add a third tenant space within a commercial building

## **VI. Other Business**

1. Discussion of Public Act No. 21-1 “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis” (codified at Connecticut General Statutes Section 21a-420, *et seq.*).
2. Discussion of provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2o) pertaining to accessory apartments or accessory dwelling units.
3. Discussion of provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2(d)(9) and 8-2p) pertaining to parking.
4. Discussion of current zoning on High Street.

## **VII. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, June 1, 2022 at 7:00 PM.**