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

Regular Meeting

Wednesday, July 6, 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 April 6, 2022 Special Meeting
2. Minutes of April 13, 2022 Special Meeting
3. Minutes of May 4, 2022 Regular Meeting
4. Minutes of May 10, 2022 Special Meeting
5. Minutes of May 24, 2022 Special Meeting
6. Minutes of June 1, 2022 Regular Meeting
7. Minutes of June 27, 2022 Special Meeting

III. Public Hearings

No public hearings are scheduled.

IV. New Applications

1. **Application No. 22-10** – Tesla, Inc., c/o Scott Austin, 75 Frontage Road. An application for a Site Plan Modification to locate twelve EV Tesla charging posts with accessory equipment at 75 Frontage Road.

V. Deliberation Session

1. Discussion and possible decision on **Application No. 22-10 – Tesla, Inc., c/o Scott Austin, 75 Frontage Road.** An application for a Site Plan Modification to locate twelve EV Tesla charging posts with accessory equipment at 75 Frontage Road.

VI. Other Business

1. **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 postponed to August 3, 2022)
2. **Zoning Regulation Section 51.8.4 Referral** – Discussion on a proposed modified use variance to be heard by the Zoning Board of Appeals. Request is to allow an existing mixed-use building at 164 Foxon Road, within an R-3 District, to be allowed to have four apartments and two commercial spaces.
3. Discussion of short-term rentals and vacation stays.
4. 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.*) and as subsequently amended.
5. 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.
6. 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 dwelling unit parking limitations.

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, August 3, 2022 at 7:00 PM.**