

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

**Regular Meeting**

Wednesday, November 2, 2022 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

**AGENDA**

**I. Roll Call and Pledge of Allegiance**

**II. Review and Action on Prior Meeting Minutes**

1. Minutes of July 27, 2022 Special Meeting
2. Minutes of August 29, 2022 Special Meeting
3. Minutes of October 3, 2022 Special Meeting
4. Minutes of October 12, 2022, Regular Meeting

**III. Review and Action on 2023 Meeting Schedule**

**IV. Discussion and Selection of December 2022 Special Meeting Date**

**V. Public Hearing**

1. **Application No. 22-07 – on behalf of the 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, proposing some changes, and proposing a new format.

**VI. New Applications**

1. **Application No. 22-15 – Gurukrupa Investments, LLC, 85 Hemingway Avenue.** An application for a Site Plan Modification to approve the existing conditions at the property.
2. **Application No. 22-16 – The Bluffs, LLC, Mark DiLungo, 31 and 100 Sperry Lane, 161 Foxon Road.** An Application for a Site Plan Review for multi-family elderly housing/assisted living facilities. To be

scheduled for a public hearing. (For receipt of application and scheduling of public hearing only. No presentation will be made by the applicant and no public comment will be received.)

3. **Application No. 22-17 – Lori Robert, 36 Thompson Street.** An Application for a Site Plan Review proposing a dog-grooming facility.

## **VII. Deliberation Session**

1. Discussion and possible decision on **Application No. 22-15 – Gurukrupa Investments, LLC, 85 Hemingway Avenue.**
2. Discussion and possible decision on **Application No. 22-17 – Lori Robert, 36 Thompson Street.**

## **VIII. 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.*) and as subsequently amended.
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 dwelling unit parking limitations.

## **IX. Adjournment**