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

Regular Meeting

Wednesday, September 6, 2023 at 7:00 PM

at East Haven Senior Center, 91 Taylor Avenue

The East Haven Planning and Zoning Commission will hold its Regular Meeting on Wednesday, September 6, 2023 at 7:00 PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, for the following purposes:

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the February 15, 2023 Special Meeting
2. Minutes of the June 26, 2023 Special Meeting
3. Minutes of the August 23, 2023 Special Meeting

III. 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. (New discussion. Will be continued to October 4 meeting.)

IV. New Applications

1. **Application No. 23-20 – on behalf of Silver Sands, LLC., 656 Silver Sands Road, East Haven.** A Site Plan Modification requesting to add three new cabana units on site at the Silver Sands Beach and Tennis Club.
2. **Application No. 23-21 – On behalf of Zhifu Deng, 208 Main Street, East Haven.** A Site Plan Review requesting to locate a new massage therapist studio into Suite 222.

V. Deliberation Session

1. Discussion and possible decision on **Application No. 22-07 – on behalf of the East Haven Planning and Zoning Commission.** (Regulations Revision)

VI. Discussion

1. Continue the review of Zoning Regulations to comply with Strategy 6.5 of the East Haven 2022-2027 Housing Plan “Encourage Housing Development In Areas Supported By The Community”, including discussion of potential Zoning Regulations:
 - a. To revise Section 37 of the Zoning Regulations;
 - b. To add inclusionary zoning;
 - c. To permit accessory dwelling units (ADUs)/accessory apartments.

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, October 4, 2023 at 7:00 PM.**