

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

Notice and Agenda of Special Meeting

To Be Held Wednesday, January 4, 2023 at 7:00 PM

At East Haven High School Library Media Center, 35 Wheelbarrow Lane,
and Via Zoom Videoconference and Conference Call

Zoom Meeting Information:

To access the meeting from a computer, tablet, or smartphone,
use the following link:

<https://us02web.zoom.us/j/83075672532?pwd=VWJqdndLZm9aZzhxN0tOTWtscDISQT09>

If you do not have internet access, you can **DIAL IN** using your phone:

Dial In Number: +1 646 558 8656

Meeting ID: 830 7567 2532

Meeting Passcode: 658644

The Town of East Haven Planning and Zoning Commission will hold a Special Meeting on Wednesday, January 4, 2023, to commence at 7:00 PM at the East Haven High School Library Media Center, 35 Wheelbarrow Lane, East Haven, and via Zoom videoconference and conference call (the Videoconference Link, Dial In Number, Meeting ID, and Passcode are noted above), for the following purposes:

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
5. Minutes of November 2, 2022 Regular Meeting
6. Minutes of November 30, 2022 Special Meeting

7. Minutes of December 19, 2022 Special Meeting

III. Public Hearings

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.
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.
3. **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.

IV. New Applications

1. **Application No. 22-18** - A Petition for a Text Amendment to the East Haven Zoning Regulations on behalf of the Planning and Zoning Commission, to adopt a new zoning district, “Adult Use Cannabis Retail District,” as Section 11.9 of the Regulations for retail and hybrid retail cannabis establishments.

V. Deliberation Session

1. Discussion and possible action on **Application No. 22-16** – **The Bluffs, LLC, Mark DiLungo, 31 and 100 Sperry Lane, 161 Foxon Road.**
2. Discussion and possible action on **Application No. 22-15** – **Gurukrupa Investments, LLC, 85 Hemingway Avenue.**

VI. Other Business

1. **Zoning Regulation Section 51.8.4 Referral** – Discussion on a proposed use variance received by the Zoning Board of Appeals on December 15,

2022. Request is to allow an existing barber shop called “Fine and Taper” to be located within an existing commercial building at 836 Foxon Road.

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **February 1, 2023 at 7:00 PM.**