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

### **Notice and Agenda of Special Meeting**

Tuesday, October 25, 2023 at 7:00 PM

at 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 the February 15, 2023 special meeting
2. Minutes of the August 23, 2023 special meeting
3. Minutes of the September 6, 2023 regular meeting
4. Minutes of the October 10, 2023 regular meeting

#### **III. Public Hearings**

1. **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. (Hearing to be closed by November 29, 2023)
2. **Application No. 23-22** – **on behalf of the East Haven Planning and Zoning Commission.** A Petition for a Text Amendment to the East Haven Zoning Regulations to extend an existing moratorium that prohibits the submission of any land use applications for multi-family housing proposals to March 31, 2024.

#### **IV. Deliberation Session**

1. Discussion and possible decision on **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.
2. Discussion and possible decision on **Application No. 23-22 – on behalf of the East Haven Planning and Zoning Commission**. A Petition for a Text Amendment to the East Haven Zoning Regulations to extend an existing moratorium that prohibits the submission of any land use applications for multi-family housing proposals to March 31, 2024.

#### **V. 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.

#### **VI. Adjournment**

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