

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

Notice and Agenda of Special Meeting

To Be Held On Monday, October 3, 2022 At 7:00 p.m.
At East Haven High School Library Media Center, 35 Wheelbarrow Lane

The East Haven Planning and Zoning Commission will hold a special meeting on **Monday, October 3, 2022 at 7:00 PM** at the East Haven High School Library Media Center at 35 Wheelbarrow Lane, East Haven to conduct the following:

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of June 27, 2022 Special Meeting
2. Minutes of August 3, 2022 Regular Meeting
3. Minutes of August 29, 2022 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.

IV. New Applications

1. **Application No. 22-13 – Darbar, LLC, 30 Frontage Road.** An application for a Site Plan Modification to allow changes to a previously-approved Application No. 20-01-S that allowed for the demolition of an existing hotel and replacement with a larger hotel.

2. **Application No. 22-14 – 99 Hemingway Avenue Owner LP, 99 Hemingway Avenue.** An application for a Site Plan Review to locate fourteen Electric Vehicle charging posts throughout the apartment facility at 99 Hemingway Avenue.

V. Deliberation Session

1. Discussion and possible decision on **Application No. 22-13 – Darbar, LLC, 30 Frontage Road.**
2. Discussion and possible decision on **Application No. 22-14 – 99 Hemingway Avenue Owner LP, 99 Hemingway Avenue.**

VI. 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.

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, October 12, 2022 at 7:00 PM.**

