

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

**NOTICE AND AGENDA OF SPECIAL MEETING**

**TO BE HELD ON WEDNESDAY, NOVEMBER 30, 2022 AT 7:00 PM**

**IN PERSON AT EAST HAVEN HIGH SCHOOL,  
35 WHEELBARROW LANE, EAST HAVEN IN ROOM S106**

**AND VIA ZOOM VIDEOCONFERENCE AND CONFERENCE CALL**

**ZOOM Videoconference Link:**

<https://us02web.zoom.us/j/84130562103?pwd=ZmV0Q2VIY1hrNzBvMVBoK0ppZFRqdz09>

**Meeting ID: 841 3056 2103**

**Passcode: 486793**

**Dial In Number: +1 646 558 8656**

The Planning and Zoning Commission of the Town of East Haven will hold a Special Meeting on Wednesday, November 30, 2022 at 7:00 PM in person in Room S106 at the East Haven High School, 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), to conduct the following:

**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 12, 2022, Regular Meeting

**III. Public Hearings**

1. Pursuant to Connecticut General Statutes Section 8-2o(f), a Public Hearing for possible action on, including an opt-out from, the

provisions of Connecticut General Statutes Sections 8-2o(a) through 8-2o(d) pertaining to accessory apartments or accessory dwelling unit regulations.

2. Pursuant to Connecticut General Statutes Section 8-2p, a Public Hearing for possible action on, including an opt-out from, the provisions of Connecticut General Statutes Section 8-2(d)(9) pertaining to dwelling unit parking limitations.
3. **Application No. 22-18**: On behalf of the Planning and Zoning Commission, a Petition for a Text Amendment to the East Haven Zoning Regulations to adopt a new zoning district, “Adult Use Cannabis Retail District,” at Section 11.9 of the Regulations for retail and hybrid retail cannabis establishments.

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

1. Discussion and possible action on, including per Connecticut General Statutes Section 8-2o(f) an opt-out from, the provisions of Connecticut General Statutes Sections 8-2o(a) through 8-2o(d) pertaining to accessory apartments or accessory dwelling unit regulations.
2. Discussion and possible action on, including per Connecticut General Statutes Section 8-2p an opt-out from, the provisions of Connecticut General Statutes Section 8-2(d)(9) pertaining to dwelling unit parking limitations.
3. Discussion and possible decision on **Application No. 22-18**: On behalf of the Planning and Zoning Commission, a Petition for a Text Amendment to the East Haven Zoning Regulations to adopt a new zoning district, “Adult Use Cannabis Retail District,” at Section 11.9 of the Regulations for retail and hybrid retail cannabis establishments.

## **V. Other Business**

1. Discussion of potential text amendment to adopt a new zoning regulation to permit the use of accessory apartments/accessory dwelling units.

## **VI. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, January 4, 2022 at 7:00 PM.**