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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION
Notice and Agenda of Special Meeting**

To Be Held Wednesday, February 1, 2023 at 7:00 p.m.

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

Zoom Videoconference Link:

<https://us02web.zoom.us/j/89570433475?pwd=ZXU1S3c3YlUveFozaTVoSExLZzFadz09>

Conference Call Information:

**Dial In Number: +1 646 558 8656
Meeting ID: 895 7043 3475
Meeting Passcode: 101234**

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of August 29, 2022 Special Meeting
2. Minutes of the October 12, 2022 Regular Meeting
3. Minutes of the January 4, 2023 Regular 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. 22-15 – Gurukrupa Investments, LLC, 85 Hemingway Avenue.**
An application for a Modification to a Special Exception to approve the existing conditions at the property.
3. **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.
4. **Application No. 22-18 - On behalf of the East Haven Planning and Zoning Commission.** 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.

IV. New Applications

1. **Application No. 23-01 – On behalf of Vigliotti Construction Co., 71 South Shore Drive.** An Application for a Site Plan Review to construct a 4-story apartment building containing 72 apartments and site improvements.
2. **Application No. 23-02 – On behalf of Silver Lining Development, LLC/Karl Muller, 495 Short Beach Road.** An Application for a Site Plan Review to construct a 4-story self-storage facility with site improvements.
3. **Application No. 23-03 – On behalf of Vigliotti Construction Co., 71 South Shore Drive.** An Application for a Coastal Area Management Site Plan Review to construct a 4-story apartment building containing 72 apartments and site improvements on a property within the Coastal Area.

V. Deliberation Session

1. Discussion and possible decision on **Application No. 22-07 – on behalf of the East Haven Planning and Zoning Commission (Zoning Regulations).**
2. Discussion and possible decision on **Application No. 22-15 – Gurukrupa Investments, LLC, 85 Hemingway Avenue.**

3. Discussion and possible decision on **Application No. 22-16** – **The Bluffs, LLC, Mark DiLungo, 31 and 100 Sperry Lane, 161 Foxon Road.**
4. Discussion and possible decision on **Application No. 22-18** - **on behalf of the East Haven Planning and Zoning Commission (Adult Use Cannabis Retail District).**
5. Discussion and possible decision on **Application No. 23-01** (Site Plan) – **on behalf of Vigliotti Construction Co., 71 South Shore Drive.**
6. Discussion and possible decision on **Application No. 23-03** (C.A.M.) – **on behalf of Vigliotti Construction Co., 71 South Shore Drive.**
7. Discussion and possible decision on **Application No. 23-02** – **on behalf of Silver Lining Development, LLC/Karl Muller, 495 Short Beach Road.**

VI. Other Business

1. Discussion of potential zoning regulation for accessory apartment/accessory dwelling unit use.

VII. Adjournment

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