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

Notice and Agenda of Special Meeting

Wednesday, January 24, 2024 at 7:00 PM

at the East Haven Senior Center, 91 Taylor Avenue

AGENDA - AMENDED

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 September 6, 2023 regular meeting
3. Minutes of the October 25, 2023 special meeting
4. Minutes of November 1, 2023 regular meeting
5. Minutes of November 21, 2023 special meeting

III. Other Business

1. **Planet Za Za's, 744 Foxon Road:** A discussion pertaining to recent violations of their Site Plan Modification approval.

IV. Public Hearings

1. **Application No. 23-24** – on behalf of the Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations to allow registered Family Child Care Homes and

Group Child Care Homes to be treated in the same manner as a single or multi-family dwelling.

2. **Application No. 23-25** – on behalf of William Snow, for New Haven Truck and Auto Body, Inc. A Petition to Change the Town Zoning Map to add a property known as 480 Short Beach Road to a CB-2 Zoning District.
3. **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.

V. New Applications

1. **Application No. 23-26** – on behalf of Basil Waite, 912 Foxon Road. An Application for a Site Plan Review to locate a food service establishment within an existing commercial space.
2. **Application No. 23-27** – on behalf of the Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations to allow accessory dwelling units on residential properties. (Public hearing to be scheduled.)
3. **Application No. 23-28** – on behalf of David Breton, 133 Commerce Street. An Application for a Site Plan Review to locate a commercial laundry facility within an existing commercial building at 133 Commerce Street.
4. **Application No. 24-01** – on behalf of Anthony DeMaio, 439 Main Street. An Application for a Site Plan Review to locate a one-on-one fitness training studio within a commercial space at 439 Main Street.
5. **Application No. 24-02** – on behalf of Ying Luo, 96 Frontage Road. An Application for a Site Plan Review to locate a new restaurant within an existing commercial space at 96 Frontage Road.

6. **Application No. 24-03 – on behalf of 13 Carlson Place, LLC., 13 Carlson Place and 360 Thompson Avenue.**

An Application for a Site Plan Review to construct 7 multiple dwelling buildings, under Connecticut General Statute 8-30g, with 21 total dwelling units. (Public hearing to be scheduled)

VI. Deliberation Session

1. Discussion and possible vote on **Application No. 23-24 – on behalf of the Planning and Zoning Commission.**
2. Discussion and possible vote on **Application No. 23-25 – on behalf of William Snow, for New Haven Truck and Auto Body, Inc.**
3. Discussion and possible vote on **Application No. 22-07 – on behalf of the East Haven Planning and Zoning Commission.**

VII. 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;

VIII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, February 7, 2024 at 7:00 PM.**

