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Town of East Haven
Planning and Zoning Commission

Regular Meeting Minutes – November 1, 2023
East Haven Senior Center, 91 Taylor Avenue

I. Roll Call and Pledge of Allegiance

Commission chair, Marlene Asid started the meeting at 7:00pm and led the Pledge of Allegiance.

Present for the meeting were Marlene Asid (Chairperson), John Tarducci (vice-chair), Al Shaul and Bob Cubellotti. Ms. Asid attended remotely.

Also, in attendance were Planning and Zoning Administrator and Zoning Enforcement Officer, Joseph Budrow and Assistant Town Attorney, Jennifer Coppola.

II. Review and Action on Prior Meeting Minutes

MOTION: Mr. Tarducci made a motion to approve the August 23 meeting minutes. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**

III. Public Hearings

Application No. 22-07 – on behalf of the East Haven Planning and Zoning Commission.

There was no discussion on the draft Regulation book.

MOTION: Mr. Shaul made a motion to continue the public hearing for **Application No. 22-07**. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

IV. New Applications

Zoning Regulation Section 51.8.4 Referral

Alex and Christine Perez presented. They said they want to relocate their businesses to vacant commercial spaces at 444 Foxon Road. He has a hair salon called Haven Hair

Salon and Barber Shop. She has a dance school in North Haven called Legacy School of Dance. They want to come to East Haven. She described the business and said there is plenty of parking as many parents drop off students and leave. Mr. Budrow said the property has multiple tenants. He reminded the Commission that there are a number of residentially-zoned properties with commercial uses. These uses fit the area. Mr. Perez described the salon business.

MOTION: Mr. Tarducci made a motion to give a favorable recommendation, per Section 51.8.4 of the Zoning Regulations, to the Zoning Board of Appeals. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**

Application No. 23-23 – on behalf of CPDE East Haven, LLC. 990 Foxon Road.

Mr. Budrow apologized for writing the wrong applicant's name on the agenda. The name of the applicant will be correct on the next agenda.

John Mancini, senior engineer with BL Companies, and Kevin Hixson, senior project manager with BL Companies, presented an overview of the proposed project. Mr. Mancini said that the proposal received a unanimous approval from the Zoning Board of Appeals. He described the parcel's location. He urged Mr. Hixson to describe the proposal. Mr. Mancini described the businesses and building locations.

Mr. Tarducci referred to the the logos shown and asked who the potential businesses were. Mr. Mancini answered Chipotle, a GO Health facility, Five Guys and Starbucks. Mr. Tarducci asked if they were signed. Mr. Mancini answered, 'yes.' He said the self-storage building will one of two companies.

Mr. Budrow confirmed that he asked the presenters to be brief. Referrals were sent out. Ms. Asid asked if the ATM was being removed. Mr. Mancini answered that it was being relocated. It was mentioned that the City of New Haven must approve what happens on that side of the Municipal line.

Ms. Asid stated that a public hearing could be held. Mr. Mancini said that if the Commission goes that way, it is requested by the property owner to schedule one as soon possible. Mr. Budrow said that if a public hearing is wanted, November 21 is the earliest date possible. Ms. Asid favored getting public opinion.

Mr. Mancini hopes there can be a demolition permit in December and construction to begin in the Spring. There will not be a need for an OSTA review. A report on traffic counts will be done.

MOTION: Mr. Cubelotti made a motion to schedule a public hearing for Application No. 23-23 to the November 21 meeting date. Mr. Shaul seconded the motion and mentioned the owner is CPDE East Haven, LLC. All were in favor. **Motion carried, 4-0.**

Ms. Asid confirmed that they will receive staff reports.

V. Deliberation Session

There were no deliberations.

VI. Other Business

MOTION: Mr. Shaul made a motion to approve the 2024 meeting schedule with amended dates to the second Wednesday in January and October. A potential change for July will be determined on a later date. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

VII. Discussion

The Commission continued discussion about a potential Accessory Dwelling Unit (ADU) Regulation. Attorney Coppola feels an approved ADU should be filed on the land records so realtors don't list a home as a two-family.

There was discussion about future regulations on affordable housing regulations. Mr. Budrow said he has looked at regulations in a few other towns. He referred to Wallingford and Milford. He referred to infill as a potential idea.

VIII. Adjournment

MOTION: Mr. Cubelotti made a motion adjourn the meeting at 8:30pm. Mr. Tarducci seconded the motion. All were in favor. **Motion carried, 4-0.**