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Town of East Haven
Planning and Zoning Commission
Special Meeting Minutes – September 15, 2021

I. Roll Call and Pledge of Allegiance

Mr. Demayo started the meeting at 7:10.

Present for the meeting were William Demayo (chair), Marlene Asid (via Zoom), John Tarducci, Bob Cubellotti and Al Shaul.

Also in attendance were Zoning Officer, Joseph Budrow, and Legal Counsel, Jennifer Coppola.

I. Special Meeting

The first topic of conversation was recreational cannabis. There are towns throughout Connecticut dealing with the new law in different ways. Some are proposing Moratoriums on receiving any application. Other towns are going the route of prohibitions. The Commission is favoring a 6-month moratorium so as to collect opinions from Department heads, and gain more knowledge about the new State Law known as RERACA.

Attorney Coppola's firm is tracking municipal activity around the State. The Town of Thomaston is going with a moratorium.

Mr. Cubellotti asked if certain cannabis uses could be put in certain areas of town.

Ms. Asid asked if the Commission could change their mind if they go the prohibition route. And if they go with a moratorium, could they reverse the decision. The answer to both questions was 'yes.'

Attorney. Coppola stated that the Commission could put more information on the Town website. She is supportive of public information.

Mr. Tarducci reminded the Commission about doing a Moratorium. The Commission decided it wants a 6-month Moratorium received as a petition in October.

The Commission started a discussion on Accessory Dwelling Units. As of now, ADUs are not allowed in East Haven. Attorney Coppola read a zoning regulation from the Town of Branford. She also read the definition of a Bed and Breakfast from their Regulations, too.

A question was asked of other towns regulate Air BnBs. When asked what the issue was regarding Air BnBs Attorney Coppolas answered that there is a trespass issue. Mr. Cubellotti asked if they should be registered. Mr. Budrow stated maybe the properties should be taxed commercially.

Attorney Coppola shared a Regulation from Guilford regarding the conversion of homes to 2-family. Discussion continued and it was recognized that there are many unknown dwelling units in town. A number of Zoning Regulations from other towns were read. It was mentioned that businesses should be prohibited in accessory dwellings.

Discussion shifted to Cottage Food Industries.

Discussion then focused on a survey for Affordable Housing. The Town needs to promote the survey with the help of a consulting firm hired by the Southern Connecticut Regional Council of Governments. The promotion of the survey is very important.

Attorney Coppola asked of the Commission wanted a sample Regulation for ADUs.

II. Executive Session

Mr. Cubellotti made a motion to enter into Executive Session at 9:38 to discuss the status of the pending litigation of Autumn View LLC, et al. v. East Haven Planning and Zoning Commission.

Mr. Cubellotti made a motion to exit from Executive Session at 10:23.

II. Adjournment

MOTION: Mr. Cubellotti made a motion to adjourn the meeting at 10:24. Mr. Tarducci seconded the motion. All were in favor. **Motion carried, 5-0.**

- Joseph Budrow
Zoning Enforcement Officer