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Town of East Haven
Planning and Zoning Commission

Special Meeting Minutes – October 25, 2023
East Haven Senior Center, 91 Taylor Avenue

I. Roll Call and Pledge of Allegiance

Commission chair, Marlene Asid started the meeting at 7:06pm and led the Pledge of Allegiance.

Present for the meeting were Marlene Asid (Chairperson), John Tarducci (vice-chair), Lou Fusco 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. Fusco made a motion to approve the meeting minutes of the August 23 meeting. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

III. Public Hearings

Application No. 23-21 – On behalf of Zhifu Deng, 208 Main Street, East Haven.

Ms. Charlene Liu presented. She said she was the translator for the applicant, who was not present. She said Ms. Deng bought Carnation Spa when it was closed. She gave the Commission a brief history of the spa's current status. She said zoning denied it's reopening many times and that the Zoning Officer feels there is inappropriate activity taking place. She said Ms. Deng will change the name.

Mr. Tarducci asked why the applicant is not present. Ms. Liu answered that she was sick. He asked why they have not appeared before. Ms. Liu answered that there was not enough time when they heard about the previous meeting.

Mr. Budrow explained his concerns. Attorney Coppola expressed concern about the applicant not being present to answer questions. Ms. Liu gave the Commission an explanation of the personnel involved with the former Carnation Spa and the proposed business.

Attorney Coppola stated that there are things that can be ironed out. She said Ms. Deng needs to explain things. She said the Commission could continue the hearing or deny the application without prejudice.

Mr. Tarducci stated that he feels there are a lot of issues and was uncomfortable. Ms. Asid said she feels there is an inexplicable link between the previous owners and the applicant.

Mr. Cubelotti asked Ms. Liu to describe a typical day at the business. She said the three submitted licensed therapists probably won't work there and that Ms. Deng wants to hire local people. Mr. Fusco asked if she (Ms. Liu) was licensed. She answered that she was not.

Mr. Tarducci said that the application should not go forward due to the confusion.

MOTION: Mr. Tarducci made a motion to close the public hearing for Application No. 23-21. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

Application No. 23-22 – on behalf of the East Haven Planning and Zoning Commission.

Mr. Budrow told Ms. Asid that he handed out the proposed text that showed an extension of four months to the end of March.

MOTION: Mr. Fusco made a motion to close the public hearing for Application No. 23-21. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

IV. New Applications

There were no new applications.

V. Deliberation Session

Discussion and possible decision on Application No. 23-21 – **On behalf of Zhifu Deng, 208 Main Street, East Haven.**

Mr. Budrow reminded the Commission members to state their reasons for their decisions. Mr. Fusco said there is no one here to answer questions. Ms. Asid feels there is a link between the former owners and the applicant and that there has been a minimal representation. Mr. Cubelotti agreed. Mr. Tarducci said there was no thorough explanation of the players.

MOTION: Mr. Tarducci made a motion to deny Application No. 23-21. Mr. Fusco seconded the motion. A roll call vote was called and all were in favor. **Motion carried, 4-0.**

Discussion and possible decision on Application No. 23-22 – on behalf of the East Haven Planning and Zoning Commission.

MOTION: Mr. Fusco made a motion to approve Application No. 23-22 to extend the moratorium to March 31. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

VI. Discussion

Attorney Coppola described a recent bus tour that she attended. The trip was hosted by SCRCOG. She described a townhouse development in Wallingford as well as a development with detached homes.

Regarding zoning regulations for affordable housing, Mr. Budrow said he was reading zoning regulations from other towns for ideas to share with the Commission.

There was discussion on housing types and potential overlay zones. Infill techniques were described.

Mr. Budrow told the Commission that a portion of a large development was approved by the Zoning Board of Appeals. He said there is a chance the Commission will have an application soon. There was discussion on future meeting dates.

VII. Adjournment

MOTION: Mr. Fusco made a motion adjourn the meeting at 8:12pm. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**