

1. 7:00 P.M. Notice Of Public Hearing And Regular Meeting Agenda

Documents:

[1 - NOPH - JANUARY 7 2026.PDF](#)

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Town of East Haven – Planning and Zoning Commission

NOTICE OF PUBLIC HEARING

Notice is hereby given that the East Haven Planning and Zoning Commission will conduct a regular meeting on Wednesday, January 7, 2026 at 7:00 p.m. at the East Haven Senior Center, 91 Taylor Avenue, unless otherwise noticed, to hold the following public hearing:

Application No. 25-44 – **Scott Modzelewski, 312 Bradley Street**. An Application for a Resubdivision to create two lots.

For Application descriptions, see Notice of Public Hearing(s) and Meeting Agenda(s) on Commission's "Agenda" page on Town website at www.easthaven-ct.gov

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TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION

Wednesday, January 7, 2026, at 7:00 PM
East Haven Senior Center, 91 Taylor Avenue

Regular Meeting Agenda

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the June 26, 2024, special meeting
2. Minutes of the October 8, 2024, special meeting
3. Minutes of the September 3, 2025 regular meeting
4. Minutes of the September 25, 2025 special meeting
5. Minutes of the October 9, 2025 special meeting
6. Minutes of the November 5, 2025 regular meeting
7. Minutes of December 2, 2025 special meeting

III. New Applications

1. **Application No. 25-46** – **Iqbal Benipal, 626 Main Street.** An Application for a Site Plan Review to construct a new retail store and accessory site improvements.
2. **Application No. 25-47** – **Ali Kiali, 744 Foxon Road.** An Application for a Site Plan Review to allow a convenience store within an existing commercial space.
3. **Application No. 26-1** – **Jim Pretti, for Ralph Mauro, 70 Elliot Street.** An Application for a Final Approval of a Planned Elderly Facilities District development proposing 30 dwelling units. (Public hearing to be scheduled. No discussion to take place tonight.)

IV. Public Hearings

1. **Application No. 25-35 – Mariner’s Park Ventures, LLC.** A proposed text amendment to an existing Planned Development District to allow for a multi-family residential community use.
2. **Application No. 25-37 – A+G Contracting, Inc., 49, 57, 63 Coe Avenue.** An Application for a Site Plan Review to construct three multiple-dwelling buildings, under Connecticut General Statute 8-30g, for a total of ten (10) dwelling units on one merged lot.
3. **Application No. 25-29 - Planning and Zoning Commission.** A Petition for a Text Amendment to the East Haven Zoning Regulations regulating accessory outdoor dining areas for restaurants and food service establishments. (No discussion to take place tonight.)

V. Deliberation Session

1. **Application No. 25-35 – Mariner’s Park Ventures, LLC.**
2. **Application No. 25-37 – A+G Contracting, Inc., 49, 57, 63 Coe Avenue.**
3. **Application No. 25-29 - Planning and Zoning Commission.**

VI. Other Business

- Site Plan Modification – Admin Approval – 42 Thompson Street: “Total Trim, LLC Barbershop.”

VII. Enforcement Actions

VIII. Planning and Zoning Administrator’s Report

IX. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, February 4, 2026 at 7:00 PM.**