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## PLANNING AND ZONING COMMISSION

Wednesday, February 4, 2026, at 7:00 PM  
East Haven Senior Center, 91 Taylor Avenue

### Amended 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
8. Minutes of January 7, 2026 regular meeting

#### III. Other Business

1. **Zoning Regulation Section 51.8.4 Referral** – Discussion on a proposed use variance received by the Zoning Board of Appeals on January 15, 2026. A request to legalize an existing 2-family home within an R-3 zoning district on a lot that is 12,196.8 square feet where 40,000 square feet is required.
2. **Zoning Regulation Section 51.8.4 Referral** – Discussion on a proposed use variance to be received by the Zoning Board of Appeals on February 19, 2026. A request to allow a second apartment within the second story of the commercial building at 439 Main Street.

## **IV. New Applications**

1. **Application No. 26-2 – Craig Orosz, 836 Foxon Road.** An Application for a Site Plan Review to locate 20 pedestal-mounted EV chargers throughout the parking lot at 836 Foxon Road.
2. **Application No. 26-3 – Rebecca Craft, 370 Hemingway Avenue.** An Application for a Site Plan Review to locate a bottle and can redemption unit within the parking lot of “Trolley Square.”

## **V. Public Hearings**

1. **Application No. 25-44 – Scott Modzelewski, 312 Bradley Street.** An Application for a Resubdivision to create two lots.
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. 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.
4. **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. Discussion and possible vote on **Application No. 25-44.**
2. Discussion and possible vote on **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 (Public hearing was closed on January 7, 2026).
3. Discussion and possible vote on **Application No. 25-37.**

4. Discussion and possible vote on Application No. 26-1.
5. Discussion and possible vote on Application No. 25-29.

## **VI. Enforcement Actions**

Update on zoning enforcement matters.

## **VII. Planning and Zoning Administrator's Report**

1. Discussion on detached ADUs.
2. Brief overview of HB 5008 and impacts on Zoning Regulations and land use.

## **VIII. Adjournment**

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