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## TOWN OF EAST HAVEN PLANNING AND ZONING COMMISSION

### Notice and Agenda of Special Meeting

Tuesday, October 10, 2023 at 7:00 PM

at East Haven Senior Center, 91 Taylor Avenue

### AGENDA

#### I. Roll Call and Pledge of Allegiance

#### II. Review and Action on Prior Meeting Minutes

1. Minutes of the February 15, 2023 special meeting
2. Minutes of the June 26, 2023 special meeting
3. Minutes of the August 23, 2023 special meeting
4. Minutes of the September 6, 2023 regular meeting

#### III. Public Hearings

1. **Application No. 22-07** – on behalf of the East Haven Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations to complete the draft revision from 2019, proposing some changes, and proposing a new format. (No discussion to take place)
2. **Application No. 23-21** – On behalf of Zhifu Deng, 208 Main Street, East Haven. A Site Plan Review requesting to locate a new massage therapist studio into Suite 222. (Hearing to be closed by November 14, 2023)

#### IV. New Applications

No new applications.

## **V. Deliberation Session**

1. Discussion and possible decision on **Application No. 23-21** – **On behalf of Zhifu Deng, 208 Main Street, East Haven.** A Site Plan Review requesting to locate a new massage therapist studio into Suite 222.
2. Discussion and possible decision on **Application No. 22-07** – **on behalf of the East Haven Planning and Zoning Commission.** (Regulations Revision)

## **VI. Other Business**

1. **Vicki Imperato and Statewide Construction, 180 Strong Street.** A request for an extension of 90 days to file an approved plan for subdivision with the Office of the Town Clerk.

## **VII. Discussion**

1. Continue the review of Zoning Regulations to comply with Strategy 6.5 of the East Haven 2022-2027 Housing Plan “Encourage Housing Development In Areas Supported By The Community”, including discussion of potential Zoning Regulations:
  - a. To revise Section 37 of the Zoning Regulations;
  - b. To add inclusionary zoning;
  - c. To permit accessory dwelling units (ADUs)/accessory apartments.

## **VIII. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, November 1, 2023 at 7:00 PM.**