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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION**

Notice and Agenda of Special Meeting

To Be Held Wednesday, April 5, 2023 at 7:00 p.m.

In Person At East Haven High School Library Media Center,

35 Wheelbarrow Lane

and Via Zoom Videoconference and Conference Call

Zoom Meeting Information:

To access the meeting from a computer, tablet, or smartphone,
use the following link:

<https://us02web.zoom.us/j/86441017305?pwd=dm9ON3BmSkR5dXpCMmVQZm1SS2J5UT09>

If you do not have internet access, you can **DIAL IN** using your phone:

Dial In Number: +1 646 558 8656

Meeting ID: 864 4101 7305

Meeting Passcode: 134626

The Town of East Haven Planning and Zoning Commission will hold a Special Meeting on Wednesday, April 5, 2023, to commence at 7:00 PM at the East Haven High School Library Media Center, 35 Wheelbarrow Lane, East Haven, and via Zoom videoconference and conference call (the Videoconference Link, Dial In Number, Meeting ID, and Passcode are noted above), for the following purposes:

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the February 1, 2023 Special Meeting

2. Minutes of the February 15, 2023 Special Meeting
3. Minutes of the March 1, 2023 Regular Meeting
4. Minutes of the March 21, 2023 Special Meeting
5. Minutes of the March 29, 2023 Special 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.
2. **Application No. 22-15** – **Gurukrupa Investments, LLC, 85 Hemingway Avenue.** An application for a Modification to a Special Exception to approve the existing conditions at the property.
3. **Application No. 23-05** – **on behalf of Vigliotti Construction Co., 71 South Shore Drive.** An Application for a Special Exception to construct a 4-story apartment building containing 72 apartments and site improvements.
4. **Application No. 23-06** – **on behalf of Vigliotti Construction Co., 71 South Shore Drive.** An Application for a Coastal Area Management Site Plan Review to construct a 4-story apartment building containing 72 apartments and site improvements on a property within the Coastal Area.
5. **Application No. 23-09**- **on behalf of the East Haven Planning and Zoning Commission.** A Petition for a Text Amendment to the East Haven Zoning Regulations to establish a four (4) month Moratorium on multi-family and multi-unit development projects.

IV. New Applications

1. **Application No. 23-10** – **on behalf of John Wypychoski for Town Fair Tire, 22 Hemingway Avenue.** An Application for a Site Plan Review to change the use of an industrial building to a business office building for a computer and data development center. (WITHDRAWN)

2. **Application No. 23-11**- **on behalf of Michael Massimino for 44 Morgan Associates, LLC., 44 Morgan Terrace.** An Application for a Coastal Area Management Site Plan Review to expand an existing house, by adding a second and third floor, that is within a coastal flood hazard area and near bluffs and escarpments and rocky shorefronts.
3. **Application No. 23-12** – **on behalf of BVB Realty, LLC., 293 and 305 Short Beach Road, 14 Talmadge Road, 1 and 2 Pinto Drive.** An Application for a Special Exception to construct an assisted living facility with other site improvements. (To be scheduled for a public hearing)
4. **Application No. 23-13** – **on behalf of Marc Amato.** A Petition for a Text Amendment to the East Haven Zoning Regulations requesting a new use for “Contractor Businesses” to be allowed in all Industrial Zoning Districts. (To be scheduled for a public hearing)
5. **Application No. 23-14** – **on behalf of Silver Lining Development, LLC./Karl Muller, 495 Short Beach Road.** An Application for a Coastal Area Management Site Plan Review to construct a 4-story self-storage facility with site improvements within a special flood hazard area and near tidal wetlands.
6. **Application No. 23-15** – **on behalf of Steve Streeter, 44 Brown Road.** An Application for a Site Plan Review to locate a food service shop as an accessory use to an existing marina.

V. Other Business

1. **Application No. 23-04** – **on behalf of Hilaris Martinez, 75 Frontage Road, Unit 15.** An Application for a Site Plan Review to locate a café/restaurant use with a commercial space at 75 Frontage Road.

VI. Deliberation Session

1. Discussion and possible decision on **Application No. 22-07** – on behalf of the **East Haven Planning and Zoning Commission**. (Regulations Revision)
2. Discussion and possible decision on **Application No. 22-15** – **Gurukrupa Investments, LLC, 85 Hemingway Avenue**.
3. Discussion and possible decision on **Application No. 23-02** – on behalf of **Silver Lining Development, LLC./Karl Muller, 495 Short Beach Road**. (Will not be discussed tonight)
4. Discussion and possible decision on **Application No. 23-05** – on behalf of **Vigliotti Construction Co., 71 South Shore Drive**. (Special Exception)
5. Discussion and possible decision on **Application No. 23-06** – on behalf of **Vigliotti Construction Co., 71 South Shore Drive**. (CAM)
6. Discussion and possible decision on **Application No. 23-09**- on behalf of the **East Haven Planning and Zoning Commission**. (Moratorium on multi-family and multi-unit development projects)

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, May 3, 2023 at 7:00 PM.**