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Planning and Zoning  
Actions and Decisions

The East Haven Planning and Zoning Commission held its regular meeting on Wednesday, January 6, 2021 at 7:00 PM via videoconference and conference call as noted above to conduct the following:

I. Roll Call

*5 Members Present-A Quorum Present*

II. Administrative Actions

1. Accept/Approve minutes from the December 2, 2020 special meeting.  
*Tabled*

III. Public Hearings

1. Public Hearing #1: Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations) [The Commission will discuss selection of a special meeting date for continuation of public hearing.].  
Remains Open
2. Public Hearing #2: 20-14-S: 1270 North High Street: Application for Modified Site Plan. Request for additional ADA compliant parking stalls, upgrades, and renovations to all floors to improve the site and/or comply with ADA recommendations. Owner: Woodview Associates; Applicant: Melissa Cox.  
Withdrawn
3. Public Hearing #3: 20-02-Z: 49, 57 & 63 Coe Avenue: Application for a Zone Change: R-1 to PDD. Request to create a Planned Development District in accordance with the requirements of Section 26.2.4.4. Owner/Applicant: AG&L Properties, LLC.

IV. Site Plans

1. Site Plan #1: 20-16-S: 208 Main Street/216B, 218B, and 220B Main Street: Application for Modified Site Plan. Change of use/expansion of church use into additional adjacent tenant space. Owner: Falcon Mews Associates LLC; Applicant: Andres Castillo.

V. Deliberation Session

Application #20-14-S: 1270 North High Street  
*Withdrawn*

Application #20-02-Z: 49, 57 & 63 Coe Avenue  
*Denied*

Application #20-16-S: 208 Main Street/216B, 218B, and 220B Main Street

*Approved*

VI. Administrative Approval by Zoning Enforcement Officer  
*None*

VII. Discussion  
Scheduling of special meeting to discuss zoning status of Foxon Road.  
*No action necessary*

Correspondence to Commission from Patrick Rowland dated December 18, 2020.  
*No action necessary*

VIII. Executive Session

- A. Discuss the status of the pending litigation of The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S), and possible action relating to same.
- B. Consider whether to convene in executive session to discuss the status of the pending litigation of The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S).

*Entered into executive session at 9:52*

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk