

**Planning and Zoning**  
Actions and Decisions

The East Haven Planning and Zoning Commission held its Regularly Scheduled Meeting Wednesday, April 7, 2021 at 7:00 p.m. Via Zoom:

**I. Roll Call**

*5 Present (A Quorum Present)*

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

1. Minutes of the March 3, 2021 regular meeting.  
*Approved*
2. Minutes of the March 17, 2021 special meeting.  
*Approved*
3. Minutes of the March 23, 2021 special meeting.  
*Approved*

**III. 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.].  
*No Action Necessary*

**IV. Site Plan Review**

1. **Application No. 21-04-S - 321 Shepard Avenue, LLC, 396 Short Beach Road**, East Haven, CT, Assessor's Map 130, Block, 1517, Lot 7, R-2 District. An application for a Site Plan Review requesting the continuance of a retail package store. Property Owner: 321 Shepard Avenue, LLC.
2. **Application No. 21-05-S - Schulz Electric c/o Mike DiGiacomo, 110 Commerce Street**, East Haven, CT, Assessor's Map 60, Block 710, Lot 1, L-2 District. An application for a Site Plan Review to locate an industrial business at 110 Commerce Street and to allow the location of two building additions and the addition of 24 new parking spaces. Property Owner: 110 Commerce Street, LLC.

**V. Deliberation Session**

1. Discussion and possible action on **Application No. 21-04-S** on behalf of 321 Sheperd Avenue, LLC, 396 Short Beach Road, East Haven, CT.

*Denied*

2. Discussion and possible action on **Application No. 21-05-S** on behalf of Schulz Electric c/o Mike DiGiacomo, 110 Commerce Street, East Haven, CT.  
*Approved with Condition*

**VI. Other**

1. Discussion and presentation regarding a new proposed development option for 49, 57 and 63 Coe Avenue Planned Development District proposal by AG&L Property Management, LLC.
2. Discussion about a potential zoning regulation text amendment regarding outdoor dining and the status of Raised Bill No. 6610.
3. Discussion of Zoning Regulation Section 34.5 regarding outdoor sales of alcoholic beverages.

**VII. Executive Session**

1. 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.
2. 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 Executive Session at 8:56

**VIII. Adjournment**

*Meeting adjourned at 10:00 p.m.*

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk