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Town of East Haven  
**Planning and Zoning Commission**

Special Meeting Minutes – August 23, 2023  
East Haven High School, Room S106

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

Commission chair, Marlene Asid started the meeting at 7:20pm and led the Pledge of Allegiance.

Present for the meeting were Marlene Asid (Chairperson), John Tarducci (vice-chair), Lou Fusco, Bob Cubellotti and Al Shaul.

Also, in attendance were Planning and Zoning Administrator and Zoning Enforcement Officer, Joseph Budrow and Assistant Town Attorney, Jennifer Coppola.

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

**MOTION:** Mr. Cubellotti made a motion to approve the meeting minutes of the June 7 and July 5 regular meetings. Mr. Tarducci seconded the motion. All were in favor.

**Motion carried, 4-0** (Mr. Fusco was not present at this time).

**MOTION:** Mr. Cubellotti made a motion to continue the vote on the meeting minutes for February 15 and June 26 to September 6. Mr. Tarducci seconded the motion. All were in favor. **Motion carried, 4-0** (Mr. Fusco was not present at this time).

**III. Public Hearing**

There was no discussion on **Application No. 22-07**. Mr. Budrow said that there changes to the current Regulations. A Planned Unit Development section was added per the stipulation of Judgement on the Autumn View case. He shared that three Sections were added to the Regulations. He said that the Moratorium on multifamily development proposals will also be updated.

**MOTION:** Mr. Tarducci made a motion to continue **Application No. 22-07** to the September 6 meeting. Mr. Cubellotti seconded the motion. All were in favor. **Motion carried, 4-0** (Mr. Fusco was not present at this time).

#### **IV. New Applications**

There were no new applications.

#### **V. Deliberation Session**

**Application No. 22-07** was continued earlier.

#### **VI. Discussion**

Attorney Coppola said that copies of the Housing Plan were handed out. (At this time, Mr. Fusco arrive). She said that the Commission should read the Plan when considering affordable housing and Accessory Dwelling Units. She encouraged them to encourage residents to look at the Housing Plan.

She said there are developers who will build affordable housing. The Town needs to get to 10 percent. She said the recent Fair Share legislation may actually see East Haven get above ten percent.

Mr. Tarducci asked where East Haven is at right now. Attorney Coppola said that the 2022 list had the Town at 8.27 percent. Per the 2010 census, there were 12,533 housing units.

Attorney Coppola talked about ways to incentivize affordable development. Open space requirements, height requirements, lot area and other bulk standards can be addressed. She then talked about inclusionary zoning. The Town can ask for 15 or 20% set aside requirement for affordable units. Mr. Tarducci said Stratford requires 30 percent. He also said that Route 80 is a great area for an "IZ Zone."

Attorney Coppola referred to the Town of Berlin having a number of Zoning Regulations that focus on affordable housing. She said she may share them.

She said, as a Commission, they need to make a choice. Whatever doesn't work, they can change. This Commission has the ability to make choices that work for this community.

She said Guilford is doing aggressive things. They are currently at 2.8 percent. Mr. Tarducci said they have a lot of land.

Mr. Fusco said he would like to see the Town capture naturally-occurring affordable housing. He asked how it can incentivize a homeowner to deed-restrict. Mr. Cubelotti said property values can be affected. There was discussion about people looking to move to East Haven and seeing limited housing available.

Mr. Tarducci said Route 80 is a big possibility for housing. Rezoning will be a big help. Attorney Coppola said there are façade improvement grants that can help businesses improve their appearance.

Mr. Budrow said he has hope for Main Street. Mr. Cubelotti said there was once a plan to put apartments above the stores at 208 Main Street. He said it would be great if done right.

Mr. Budrow mentioned there was an existing moratorium. Attorney Coppola said there are existing problems with the current Section 37 of the Zoning Regulations. Things were different then. There is mention of “urban spawl” in the text. A new Section can have multiple districts, or one area of Town can have a Regulation.

She asked the Commission to read the current Housing Plan and Section 37. She urged the Commission to reach out to her or Mr. Budrow. She said they can do anything they want to do.

Mr. Budrow said the current Section 37 has regulatory language. He said a new Affordable Housing Section will carry over to the new Zoning Regulations and the regulatory language will be revised.

Mr. Budrow then distributed a draft Accessory Dwelling Unit Regulation. The Commission discussed accessory dwellings and asked questions. Mr. Budrow said there was language that will be added to the draft that was shared tonight.

## **VII. Adjournment**

**MOTION:** Mr. Fusco made a motion adjourn the meeting at 9:12pm. Mr. Tarducci seconded the motion. All were in favor. **Motion carried, 5-0.**