

Planning and Zoning Commission Agenda

The East Haven Planning and Zoning Commission will hold its Regular meeting on **Wednesday, May 6, 2020 at 7:00 PM** via Zoom (see meeting information below)

TO THE RESIDENTS AND TAXPAYERS OF THE TOWN OF EAST HAVEN AND OTHER INTERESTED PARTIES:

Due to Governor Ned Lamont's March 10, 2020 declaration of a public health emergency and civil preparedness emergency and his subsequently issued Executive Orders 7B and 7D; and, due to the spread of Coronavirus Disease 2019 in the State of Connecticut including New Haven County, **in-person public access to this meeting will not be permitted. This will be a 100% electronic meeting.**

The public can access and participate in the Public Hearings noticed below from a computer, tablet, or smartphone:

<https://zoom.us/j/96095683198?pwd=S2FJTm9FalVPc2VnT0tsOXZnMjl6UT09>

Meeting ID: 960 9568 3198

Password: 026716

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

Dial In Number: +1 646 558 8656 US (New York)

Meeting ID: 960 9568 3198

Password: 026716

Administrative Actions

1. Accept/Approve of Minutes from the February 5, 2020 and March 4, 2020 meetings.
2. Re-Organization and Election of Officers.

Public Hearings

3. **Public Hearing # 1:** Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).
4. **Public Hearing # 2 20-01-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.
5. **Public Hearing # 3 #20-05-S: 597 Main Street:** Application for a Modified Site Plan: – (Schedule A, Line # 34: Indoor theater assembly). Request to expand services to the 2700 sq. ft. area in the rear of the building. Zone: CC. Owner/Applicant: William B. DiCrosta III.

Old Business

Please note this is a summary of the applications before the Commission. The full applications can be viewed at the Planning and Zoning Department at Town Hall.

6. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).
7. **#20-06-S 474 Main Street:** Application for a Modified Site Plan: – (Schedule A, Line # 37: Restaurants and other food establishments). Request for a takeout food establishment for slushies, fruit and ice-cream. Zone: CB-1. Owner/Applicant: Jocelin Valencia Castro.
8. **#20-01-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.
9. **#20-05-S: 597 Main Street:** Application for a Modified Site Plan: – (Schedule A, Line # 34: Indoor theater assembly). Request to expand services to the 2700 sq. ft. area in the rear of the building. Zone: CC. Owner/Applicant: William B. DiCrosta III.

New Business

10. **#20-02-Z: 70 Elliot St.: (Pre-Submission per §27.2)** Application for a Zone Change: – (R-3 to PEFD). Request to create a Planned Elderly Facilities District with 30 Elderly Dwelling Units as per Section 27. Applicant: Ralph Mauro
11. **#20-07-S 519 Laurel St.:** Application for a Modified Site Plan: – (Schedule A, Line #50: Warehousing). Request for the storage of fireworks in a Low Explosive Storage Magazine. Zone: LI-3. Owner/Applicant: Cinque Brothers, LLC/ Kevin J. Fritschler dba American Fireworks Display, LLC

Other Business

Adjourn

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