

RECEIVED FOR FILING  
November 2, 2020 3:45 P.M.  
DATE TIME  
TOWN CLERK'S OFFICE  
EAST HAVEN, CT  
*Stacy Gravino, CCTC*  
TOWN CLERK

**TOWN OF EAST HAVEN  
PLANNING AND ZONING COMMISSION  
SECOND AMENDED NOTICE AND AGENDA FOR REGULAR  
MEETING  
TO BE HELD IN PERSON  
AT EAST HAVEN SENIOR/COMMUNITY CENTER  
AT 91 TAYLOR AVENUE AND  
VIA VIDEOCONFERENCE AND CONFERENCE CALL  
ON WEDNESDAY, NOVEMBER 4, 2020 AT 7:00 PM**

**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; 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 only be permitted with strict compliance with public gathering orders and guidelines, including required social distancing and use of face coverings. A videoconference link and conference call dial-in is provided below for those individuals who are unable to, or do not wish to, attend in person but would like to listen and/or participate in the meeting.

**\*\*\*PLEASE NOTE:** (1) All meeting materials related to the agenda items which have been distributed to the Commission will be posted on the Town's website at <https://www.townofeasthavenct.org/> (via the Agenda page for the Planning and Zoning Commission accessible through the "Minutes & Agendas" link on the website's homepage) and will be available for viewing twenty-four (24) hours prior, during, and after the meeting. Members of the public who wish to submit materials relevant to the applications/public hearings are encouraged to do so no later than 12:00 PM on Monday, November 2, 2020 for distribution to the

Commission and posting on the Town's website. (2) As indicated in the Agenda below, an executive session will be held. Members of the public can only listen to the public portion of the meeting and cannot participate in the executive session.

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

<https://us02web.zoom.us/j/88011293583?pwd=VWdKU0ZKZlkrUzlSeWI5WjlVWmw1dz09>

**Meeting ID: 880 1129 3583**

**Passcode: 942068**

**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: 880 1129 3583**

**Passcode: 942068**

## **SECOND AMENDED NOTICE AND AGENDA**

The East Haven Planning and Zoning Commission will hold a regular meeting on **Wednesday, November 4, 2020 at 7:00 PM** at the East Haven Senior/Community Center at 91 Taylor Avenue, East Haven and via videoconference and conference call as noted above to conduct the following:

### **I. Roll Call**

### **II. Administrative Actions**

- 1. Accept/Approve of Minutes from the October 7, 2020 regular meeting.**

### **III. Public Hearings**

2. **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.].

#### **IV. Site Plans**

3. **Site Plan #1: 20-11-S: 912 Foxon Road:** Application for Modified Site Plan. Request for food preparation and take-out business for salads and sandwiches and juice bar. Owner: 912 Foxon, LLC; Applicant: Racquel Bryan.
4. **Site Plan #2: 20-13-S: 365 Hemingway Avenue:** Application for Modified Site Plan. Request for medical facility on the first floor Priority Urgent Care. Owner: Karen Noccioletti; Applicant: Daksh Rampal, M.D.
5. **Site Plan #3: 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. [The Commission will schedule public hearing date.]

#### **V. Zone/Text Change**

6. **Zone/Text Change # 2: 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. [The Commission will schedule public hearing date.]

#### **VI. Deliberation Session**

Application #20-11-S: 912 Foxon Road

Application #20-13-S: 365 Hemingway Avenue

## **VII. Administrative Approval by Zoning Enforcement Officer**

None.

## **VIII. Discussion**

A. Discussion of potential wellness center use in a PDD at 100 South Shore Drive.

B. Discussion of zoning status of 218 Foxon Road.

C. Discussion of zoning status and proposed use of 301 Foxon Road.

## **IX. December 2020 and January Through December 2021 Meeting Schedule**

Discussion of and action on December 2020 and January through December 2021 meeting schedule.

## **X. 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).

## **XI. Adjournment**

