

**Town of East Haven
Planning & Zoning Commission
Agenda for Regular Meeting
Wednesday, June 3, 2020 7:00 PM**

The East Haven Planning and Zoning Commission will hold a Regular Meeting on **Wednesday, June 3, 2020 at 7:00 PM** via Zoom. Please see meeting participation information and the meeting agenda 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.**

*****PLEASE NOTE***: This Agenda and 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/> 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 are encouraged to do so no later than 12:00 PM on Tuesday, June 2, 2020 for distribution to the Commission and posting on the Town's website.**

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/83129140133?pwd=Q1dNQmc3VSs3UHczc1F5Ty81Z24yQT09>

Meeting ID: 831 2914 0133

Password: 815606

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: 831 2914 0133

Password: 815606

AGENDA

I. Administrative Actions

1. Accept/Approve of Minutes from the March 4, 2020 meeting.

II. Public Hearings

2. **Public Hearing # 1:** Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).
3. **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.
4. **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.

III. Old Business

5. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations).
6. **#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.
7. **#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.

8. **#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.

IV. New Business

10. **#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.
11. **#20-01-E 11 Roma St.:** Application for a Special Exception: - (Schedule A, Line #14: Churches and Places of Worship). Request to establish a church at a prior banquet hall. Zone: R-1. Owner/ Applicant: Charles Cheslock/ Iglesia Dios Admirable.

V. Other Business/Correspondence

VI. Adjourn