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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION**

Regular Meeting

Wednesday, June 1, 2022 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

A G E N D A - Amended

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the March 2, 2022 Regular Meeting
2. Minutes of April 6, 2022 Special Meeting
3. Minutes of April 13, 2022 Special Meeting
4. Minutes of May 4, 2022 Regular Meeting
5. Minutes of May 10, 2022 Special Meeting
6. Minutes of May 24, 2022 Special Meeting

III. Public Hearings

1. **Application No. 22-05** – **Dish Wireless, LLC., 65 Messina Drive.** An application for a Special Exception to add three new antennas, radio heads and accessory equipment on top of 65 Messina Drive.
2. **Application No. 22-08** – **on behalf of the East Haven Planning and Zoning Commission.** A Petition for a text amendment to the East Haven Zoning Regulations to extend the six-month Moratorium on receiving any land use applications related to all Connecticut-licensed uses involving cannabis, which Moratorium was approved at the Planning and

Zoning Commission regular meeting held on December 1, 2021, for an additional three months.

IV. New Applications

1. **Application No. 22-09 – East Haven Real Estate, LLC., 95 Frontage Road.** An application for a Site Plan Review to locate a new 2,100 square-foot Taco Bell restaurant with accessory site development at 95 Frontage Road.

V. Deliberation Session

1. Discussion and possible decision on **Application No. 22-05 – Dish Wireless, LLC., 65 Messina Drive.** An application for a Special Exception to add three new antennas, radio heads and accessory equipment on top of 65 Messina Drive.
2. Discussion and possible decision on **Application No. 22-08 – on behalf of the East Haven Planning and Zoning Commission.** A Petition for a text amendment to the East Haven Zoning Regulations to extend the six-month Moratorium on receiving any land use applications related to all Connecticut-licensed uses involving cannabis, which Moratorium was approved at the Planning and Zoning Commission regular meeting held on December 1, 2021, for an additional three months.
3. Discussion and possible decision on **Application No. 22-09 – East Haven Real Estate, LLC., 95 Frontage Road.** An application for a Site Plan Review to locate a new 2,100 square-foot Taco Bell restaurant with accessory site development at 95 Frontage Road.

VI. Other Business

1. **Zoning Regulation Section 51.8.4 Referral** – Discussion on a proposed modified use variance to be heard by the Zoning Board of Appeals. Request is to allow an existing mixed-use building at 164 Foxon Road, within an R-3 District, to be allowed to have four apartments and two commercial spaces.

2. Discussion of short-term rentals and vacation stays.
3. Discussion of Public Act No. 21-1 “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis” (codified at Connecticut General Statutes Section 21a-420, *et seq.*) and as subsequently amended.
4. Discussion of provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2o) pertaining to accessory apartments or accessory dwelling units.
5. Discussion of provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2(d)(9) and 8-2p) pertaining to dwelling unit parking limitations.

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, July 6, 2022 at 7:00 PM.**