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

**AGENDA**

Regular Meeting

Wednesday, July 7, 2021 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

And Via Zoom Videoconference and Conference Call

**Zoom Meeting Information:**

To access and listen to the public portion of the meeting from a computer, tablet, or smartphone use the following link:

<https://us02web.zoom.us/j/82336882100?pwd=SitGMW1GaC9Ha3BYKzRNZkZhTDD0QT09>

**Meeting ID: 823 3688 2100**

**Meeting Passcode: 183114**

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

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

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

Due to Governor Ned Lamont's 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, unvaccinated persons should comply with all orders and guidelines applicable to them, including use of face coverings and social distancing when attending indoor public meetings.

**\*\*\*PLEASE NOTE:** 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 Tuesday, July 6, 2021 for distribution to the Commission and posting on the Town's website.

## AGENDA

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

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

1. Minutes of the May 3, 2021 Special Meeting.
2. Minutes of the May 5, 2021 Regular Meeting.
3. Minutes of the May 10, 2021 Special Meeting.
4. Minutes of the May 19, 2021 Special Meeting.
5. Minutes of the May 25, 2021 Special Meeting.
6. Minutes of the June 2, 2021 Regular Meeting.

### **III. Public Hearings**

1. **Application No. 21-06 - East Haven Planning and Zoning Commission, Applicant.** An application for text amendment to the Zoning Regulations to amend Section 26.2.4.4 (of Planned Development Districts regulation).
2. **Application No. 21-07 - Autumn View, LLC, Applicant.** An application for text amendments to the Zoning Regulations to amend Sections 21 (Districts) and 23 (Purpose of Districts) and to add a permitted use to Schedule A and Section 30A.
3. **Application No. 21-08 – Concrete Creations, LLC, Applicant.** An application for a 6-lot subdivision at 184 Dodge Avenue.
4. Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations) – Continuation of the Public Hearing with further discussion of the proposed Amendments.

### **IV. Site Plan Review**

1. **Application No. 21-09 – David Mahler, Applicant.** An application for a Site Plan Review to locate a professional office for an orthotics fabrication business at 75 Frontage Road.
2. **Application No. 21-12 – Robert Mangino for A&G Developments Limited Liability Partnership.** An application for a Site Plan Review for a change of use

from office/warehouse to manufacturing of goods (food products) at 133 Commerce Street.

## **V. New Applications**

1. **Application No. 21-10** – East Haven Planning and Zoning Commission, Applicant. An application for a Text Amendment to the Zoning Regulations Section 2.1 requiring the creation or revision of property lines as an action that requires a zoning permit.
2. **Application No. 21-11** – Nicholas Mingione, Esq., Applicant. An application for a text amendment to the Zoning Regulations Sections 24 (Use number 23) and 42 (Off street parking).

## **VI. Deliberation Session**

1. Discussion and possible vote on **Application No. 21-06** - East Haven Planning and Zoning Commission, Applicant.
2. Discussion and possible vote on **Application No. 21-07** - Autumn View, LLC, Applicant.
3. Discussion and possible vote on **Application No. 21-08** – Concrete Creations, LLC, Applicant.
4. Discussion and possible vote on **Application No. 21-09** – David Mahler, Applicant.
5. Discussion and possible vote on **Application No. 21-12** – Robert Mangino for A&G Developments Limited Liability Partnership.

## **VII. Other**

1. Preliminary Review of a 3-lot subdivision on Maplevale Road. Arthur R. Riccio Co., property owner.

## **VIII. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, August 4, 2021 at 7:00 PM.**