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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION
NOTICE AND AGENDA FOR SPECIAL MEETING TO BE HELD
VIA VIDEOCONFERENCE AND CONFERENCE CALL
ON WEDNESDAY, DECEMBER 2, 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 not be permitted. This meeting will only be held via ZOOM videoconference and conference call and a videoconference link and conference call dial-in is provided below.

*****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 Tuesday, December 1, 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/88519385895?pwd=WHpRZFhmc09jczhZbXM4aThzeE9XUT09>

Meeting ID: 885 1938 5895
Passcode: 173680

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: 885 1938 5895
Passcode: 173680

NOTICE AND AGENDA

The East Haven Planning and Zoning Commission will hold a special meeting on **Wednesday, December 2, 2020 at 7:00 PM** via videoconference and conference call as noted above to conduct the following:

I. Roll Call

II. Administrative Actions

1. Accept/Approve minutes from the November 4, 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.].
3. **Public Hearing #2: 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.

4. **Public Hearing #3: 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.

IV. Site Plans

5. **Site Plan #2: 20-15-S: 933 Foxon Road:** Application for Modified Site Plan. Request for massage therapy practice. Owner: EH Foxon Partners; Applicant: Georgios Samios.

V. Deliberation Session

Application #20-14-S: 1270 North High Street

Application #20-02-Z: 49, 57 & 63 Coe Avenue

Application #20-15-S: 933 Foxon Road

VI. Administrative Approval by Zoning Enforcement Officer

None.

VII. Discussion

- A. Continued discussion of zoning status of 218 Foxon Road.
- B. Continued discussion of zoning status and proposed use of 301 Foxon Road.

VIII. 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).

IX. Adjournment