

**TOWN OF EAST HAVEN  
PLANNING AND ZONING COMMISSION  
NOTICE AND AGENDA  
FOR REGULAR MEETING TO BE HELD  
VIA VIDEOCONFERENCE AND CONFERENCE CALL  
ON WEDNESDAY, JANUARY 6, 2021 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, January 5, 2021 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/86465724271?pwd=eEdCRzFIZmNTOWw4TlcyV25EYkp0dz09>

**Meeting ID:           864 6572 4271**  
**Passcode:           775589**

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:** 864 6572 4271

**Passcode:** 775589

## **NOTICE AND AGENDA**

The East Haven Planning and Zoning Commission will hold a regular meeting on **Wednesday, January 6, 2021 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 December 2, 2020 special 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 #1: 20-16-S: 208 Main Street/216B, 218B, and 220B Main Street**: Application for Modified Site Plan. Change of use/expansion of church use into additional adjacent tenant space. Owner: Falcon Mews Associates LLC; Applicant: Andres Castillo.

## **V. Deliberation Session**

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

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

Application #20-16-S: 208 Main Street/216B, 218B, and 220B Main Street

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

None.

## **VII. Discussion**

- A. Scheduling of special meeting to discuss zoning status of Foxon Road.
- B. Correspondence to Commission from Patrick Rowland dated December 18, 2020.

## **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**