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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION
NOTICE AND AGENDA
FOR REGULAR MEETING TO BE HELD
VIA VIDEOCONFERENCE AND CONFERENCE CALL
ON WEDNESDAY, MARCH 3, 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, March 2, 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/84403371790?pwd=Y1E4RDZGUzMTA2eWFBNHhpTUhHUT09>

Meeting ID: 844 0337 1790

Passcode: 230920

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: 844 0337 1790

Passcode: 230920

NOTICE AND AGENDA

The East Haven Planning and Zoning Commission will hold a regular meeting on **Wednesday, March 3, 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 January 6, 2021 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: Application #21-02-S: 201 and 215 Saltonstall Parkway:** Application for Modified Site Plan. Request for a carwash facility. Owner: 201 Saltonstall Parkway, LLC; Applicant: Splash Car Wash, Inc. C/O Jason Frank.

IV. Site Plans

4. **Site Plan #1: Application #21-01-S: 9 Foxon Boulevard:**
Application for Modified Site Plan. Request for a nail salon. Owner: MAH Enterprise; Applicant: Leslyvette Perez.
5. **Site Plan #2: Application #21-03-S: 200 Kimberly Avenue:**
Application for Modified Site Plan. Request for a hair braiding establishment. Owner: M and E Properties, LLC; Applicant: Tierra Driffin.

V. Deliberation Session

Application #21-02-S: 201 and 215 Saltonstall Parkway

Application #21-01-S: 9 Foxon Boulevard

Application #21-03-S: 200 Kimberly Avenue

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 [Update from Town Engineer Jonathan Bodwell.].
- C. Discussion of Section 34.5 of Zoning Regulations regarding outdoor sales of alcoholic beverages.

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