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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION
Notice and Agenda of Special Meeting**

To Be Held Wednesday, May 3, 2023 at 7:00 p.m.

In Person At East Haven High School Library Media Center,
35 Wheelbarrow Lane
and Via Zoom Videoconference and Conference Call

Zoom Meeting Information:

To access the meeting from a computer, tablet, or smartphone,
use the following link:

<https://us02web.zoom.us/j/88475248715?pwd=OU1QY3RFRjJLT09TWVdwTXpETXQ4dz09>

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

Dial In Number: +1 646 558 8656

Meeting ID: 884 7524 8715

Meeting Passcode: 814265

The Town of East Haven Planning and Zoning Commission will hold a Special Meeting on Wednesday, May 3, 2023, to commence at 7:00 PM at the East Haven High School Library Media Center, 35 Wheelbarrow Lane, East Haven, and via Zoom videoconference and conference call (the Videoconference Link, Dial In Number, Meeting ID, and Passcode are noted above), for the following purposes:

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the February 15, 2023 Special Meeting

2. Minutes of the March 21, 2023 Special Meeting
3. Minutes of the April 5, 2023 Special Meeting
4. Minutes of the April 19, 2023 Special Meeting

III. Public Hearings

1. **Application No. 22-07** – on behalf of the East Haven Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations to complete the draft revision from 2019, proposing some changes, and proposing a new format.
2. **Application No. 23-05** – on behalf of Vigliotti Construction Co., 71 South Shore Drive. An Application for a Special Exception to construct a 4-story apartment building containing 72 apartments and site improvements.
3. **Application No. 23-06** – on behalf of Vigliotti Construction Co., 71 South Shore Drive. An Application for a Coastal Area Management Site Plan Review to construct a 4-story apartment building containing 72 apartments and site improvements on a property within the Coastal Area.
4. **Application No. 23-12** – on behalf of BVB Realty, LLC., 293 and 305 Short Beach Road, 14 Talmadge Road, 1 and 2 Pinto Drive. An Application for a Special Exception to construct an assisted living facility with other site improvements.
5. **Application No. 23-13** – on behalf of Marc Amato. A Petition for a Text Amendment to the East Haven Zoning Regulations requesting a new use for “Contractor Businesses” to be allowed in all Industrial Zoning Districts.
6. **Application No. 23-09**- on behalf of the East Haven Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations to establish a four (4) month Moratorium on multi-family and multi-unit development projects.

IV. New Applications

- No new applications.

V. Other Business

1. **Application No. 23-02** – on behalf of **Silver Lining Development, LLC./Karl Muller, 495 Short Beach Road**. An Application for a Site Plan Review to construct a 4-story self-storage facility with site improvements.
2. **Application No. 23-14** – on behalf of **Silver Lining Development, LLC./Karl Muller, 495 Short Beach Road**. An Application for a Coastal Area Management Site Plan Review to construct a 4-story self-storage facility with site improvements within a special flood hazard area and near tidal wetlands.
3. **219 Laurel Street, LLC.** - A request for a 5-year extension of a previously-approved Special Exception for a 29-unit age-restricted apartment building at 216 Laurel Street. (Tivoli Gardens)
4. Commission discussion of potential prohibition language for cannabis establishment uses within the Zoning Regulations.

VI. Deliberation Session

1. Discussion and possible decision on **Application No. 22-15** – **Gurukrupa Investments, LLC., 85 Hemingway Avenue**.
2. Discussion and possible decision on **Application No. 23-05** – on behalf of **Vigliotti Construction Co., 71 South Shore Drive. (Special Exception)**
3. Discussion and possible decision on **Application No. 23-06** – on behalf of **Vigliotti Construction Co., 71 South Shore Drive. (CAM)**

4. Discussion and possible decision on **Application No. 23-13** – on behalf of **Marc Amato**.

5. Discussion and possible decision on **Application No. 23-12** – on behalf of **BVB Realty, LLC., 293 and 305 Short Beach Road, 14 Talmadge Road, 1 and 2 Pinto Drive**.

6. Discussion and possible decision on **Application No. 22-07** – on behalf of **the East Haven Planning and Zoning Commission**. (Regulations Revision)

7. Discussion and possible decision on **Application No. 23-09**- on behalf of **the East Haven Planning and Zoning Commission** (Moratorium on multi-family and multi-unit development projects).

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, June 7, 2023 at 7:00 PM.**