

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

**NOTICE AND A G E N D A**

**Of Regular Meeting**

**To Be Held Wednesday, May 5, 2021 At 7:00 p.m.**

**At East Haven High School Auditorium, 35 Wheelbarrow Lane**

**And Via Zoom Videoconference and Conference Call**

**[PLEASE READ TO THE END]**

**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/81604860942?pwd=V2s0ZIRNRkRIL1hCVFdORmVnK080dz09>**

**Meeting ID: 816 0486 0942**

**Meeting Passcode: 277705**

**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: 816 0486 0942**

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**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 only be permitted with strict compliance with public gathering orders and guidelines, including required social distancing and use of face coverings. A videoconference link and conference call dial-in is provided below for those individuals who are unable to, or do not wish to, attend in person but would like to listen and/or participate in the meeting.

**\*\*\*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, May 4, 2021 for distribution to the Commission and posting on the Town’s website. (2) As indicated in the Agenda below, an executive session may be held. Members of the public can only listen and participate to the public portion of the meeting and cannot participate in the executive session.

## **AGENDA**

### **I. Roll Call**

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

1. Minutes of the April 7, 2021 regular meeting.

### **III. Receipt of Application for Text Amendment and Scheduling of Public Hearing**

1. Application No. 21-06, Town of 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.

### **IV. 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.].

## **V. Executive Session and Public Comment and Possible Action on Proposed Stipulation for Judgment**

**[The proposed Stipulation for Judgment will be posted to the Town's website and available for viewing at the Town Clerk's Office and Planning and Zoning Department on or before Friday, April 30, 2021.]**

1. Discuss the status of the pending litigation and proposed Stipulation for Judgment in The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S), concerning the real property located at 31 & 100 Sperry Lane, East Haven, and possible action by the Commission related to same. Members of the public can participate and offer their comments on the Stipulation for Judgment to the Commission.
2. Consider whether to convene in executive session to discuss the status of the pending litigation and proposed Stipulation for Judgment in The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S).

## **VI. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, June 2, 2021 at 7:00 PM.**