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**TOWN OF EAST HAVEN
PLANNING AND ZONING COMMISSION
NOTICE AND AGENDA FOR REGULAR MEETING
TO BE HELD IN PERSON
AT EAST HAVEN SENIOR/COMMUNITY CENTER
AT 91 TAYLOR AVENUE AND
VIA VIDEOCONFERENCE AND CONFERENCE CALL
ON WEDNESDAY, OCTOBER 7, 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 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 Wednesday, October 6, 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/86805237708?pwd=NDINcFcvTmltQytHUDIXSzNLZzRYUT09>

Meeting ID: 868 0523 7708
Passcode: 348638

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: 868 0523 7708
Passcode: 348638

NOTICE AND AGENDA

The East Haven Planning and Zoning Commission will hold a regular meeting on **Wednesday, October 7, 2020 at 7:00 PM** at the East Haven Senior/Community Center at 91 Taylor Avenue, East Haven and via videoconference and conference call as noted above to conduct the following:

I. Roll Call

II. Administrative Actions

1. Accept/Approve of Minutes from the September 2, 2020 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: 20-01-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

4. **Site Plan #1: 20-11-S: 912 Foxon Road:** Application for Modified Site Plan. Request for food preparation and take-out business for salads and sandwiches and juice bar. Owner: 912 Foxon, LLC; Applicant: Racquel Bryan.
5. **Site Plan #2: 20-12-S: 591 Main Street:** Application Modified Site Plan. Request for smoke shop with sale of cigarettes, tobacco, electronic cigarettes, and accessories. Owner: Coin Superstore, LLC; Applicant: Gamdan Muthana.

V. Deliberation Session

Application # 20-01-Z: 49, 57, & 63 Coe Avenue;

Application #20-11-S: 912 Foxon Road; and

Application #20-12-S: 591 Main Street

VI. Administrative Approval by Zoning Enforcement Officer

Application #20-10-S: 110 Commerce Street: Application for Modified Site Plan. Request to modify existing site plan dated 9/17/99 and last revised 9/29/99 to conform with as-built site plan dated 2/21/01.
Owner/Applicant: BHD CT Realty LLC/Richard Balik.

VII. 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).

VI. Adjournment