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

NOTICE AND A G E N D A

Of Regular Meeting

To Be Held Wednesday, April 7, 2021 At 7:00 p.m.

Via Zoom Videoconference and Conference Call

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/84306647562?pwd=ZiNrYkhwR0ZRK3RMazVpdmJ2Nm1NUT09>

Meeting ID: 843 0664 7562

Meeting Passcode: 606062

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: 843 0664 7562

Meeting Passcode: 606062

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. The meeting will only be conducted via videoconference and conference call.

*****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, April 6, 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.

AGENDA

I. Roll Call

II. Review and Action on Prior Meeting Minutes

1. Minutes of the March 3, 2021 regular meeting.
2. Minutes of the March 17, 2021 special meeting.
3. Minutes of the March 23, 2021 special meeting.

III. 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.]

IV. Site Plan Review

1. **Application No. 21-04-S - 321 Shepard Avenue, LLC, 396 Short Beach Road**, East Haven, CT, Assessor's Map 130, Block, 1517, Lot 7, R-2 District. An application for a Site Plan Review requesting the continuance of a retail package store. Property Owner: 321 Shepard Avenue, LLC.
2. **Application No. 21-05-S - Schulz Electric c/o Mike DiGiacomo, 110 Commerce Street**, East Haven, CT, Assessor's Map 60, Block 710, Lot 1, L-2 District. An application for a Site Plan Review to locate an industrial business at 110 Commerce Street and to allow the location of two building additions and the addition of 24 new parking spaces. Property Owner: 110 Commerce Street, LLC.

V. Deliberation Session

1. Discussion and possible action on **Application No. 21-04-S** on behalf of 321 Sheperd Avenue, LLC, 396 Short Beach Road, East Haven, CT.
2. Discussion and possible action on **Application No. 21-05-S** on behalf of Schulz Electric c/o Mike DiGiacomo, 110 Commerce Street, East Haven, CT.

VI. Other

1. Discussion and presentation regarding a new proposed development option for 49, 57 and 63 Coe Avenue Planned Development District proposal by AG&L Property Management, LLC.
2. Discussion about a potential zoning regulation text amendment regarding outdoor dining and the status of Raised Bill No. 6610.
3. Discussion of Zoning Regulation Section 34.5 regarding outdoor sales of alcoholic beverages.

VII. Executive Session

1. 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.
2. 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).

VIII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, May 5, 2021 at 7:00 PM.**