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

Regular Meeting

To be held on Wednesday, June 7, 2023 at 7:00 p.m.

At the East Haven Senior Center, 91 Taylor Avenue

AGENDA - Amended

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 April 5, 2023 Special Meeting
3. Minutes of the May 3, 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. 23-09**- 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.
6. **Application No. 23-15** – on behalf of the **East Haven Planning and Zoning Commission**. A Petition for a Text Amendment to the East Haven Zoning Regulations Section 24 to establish a prohibition regarding cannabis establishment uses.

IV. New Applications

1. **Application No. 23-16** – on behalf of **Vicki Imperato and Statewide Construction, 180 and 242 Strong Street**. An Application for a Site Plan Review to locate a Planned Unit Development with 69 single-family dwellings. (Public hearing to be scheduled. No discussion tonight)
2. **Application No. 23-17** – on behalf of **Kevin Gutierrez, 529 Main Street**. An Application for a Site Plan Review to locate a new food service shop at 529 Main Street.
3. **Application No. 23-18** – on behalf of **Vicki Imperato and Statewide Construction, 180 Strong Street**. A resubmission of an Application for a 5-lot resubdivision along Strong Street. (To be scheduled for a public hearing)

V. Other Business

1. **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)

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. 23-12** – **on behalf of BVB Realty, LLC., 293 and 305 Short Beach Road, 14 Talmadge Road, 1 and 2 Pinto Drive.**
5. Discussion and possible decision on **Application No. 22-07** – **on behalf of the East Haven Planning and Zoning Commission.** (Regulations Revision)
6. Discussion and possible decision on **Application No. 23-09**- **on behalf of the East Haven Planning and Zoning Commission** (Moratorium on multifamily dwellings).

VII. Commission Discussion

VIII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **July 5, 2023 at 7:00**