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

**Regular Meeting**

Wednesday, November 1, 2023 at 7:00 PM  
at East Haven Senior Center, 91 Taylor Avenue

**AMENDED AGENDA**

**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 August 23, 2023 special meeting
3. Minutes of the September 6, 2023 regular meeting
4. Minutes of the October 25, 2023 special meeting

**III. Public Hearing**

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. (No discussion to take place)

**IV. New Applications**

1. **Zoning Regulation Section 51.8.4 Referral** – Discussion on two proposed use variances to be heard by the Zoning Board of Appeals on

November 17, 2023. To locate a hair salon in one existing commercial space, and to locate a dance studio into a second commercial space at 444 Foxon Road, a property zoned R-3 and currently a multi-tenant commercial use.

2. **Application No. 23-23** – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road. An Application for a Site Plan Review to redevelop a commercial property proposing the replacement of an existing banquet facility with a self-storage building and four commercial business.

## **V. Deliberation Session**

1. Discussion and possible decision on **Application No. 23-23** – on behalf of James Esposito for Country House Realty, LLC. 990 Foxon Road.
2. Discussion and possible decision on **Application No. 22-07** – on behalf of the East Haven Planning and Zoning Commission. (Regulations Revision)

## **VI. Other Business**

1. Approval of 2024 Meeting Schedule.

## **VII. Discussion**

1. Continue the review of Zoning Regulations to comply with Strategy 6.5 of the East Haven 2022-2027 Housing Plan “Encourage Housing Development In Areas Supported By The Community”, including discussion of potential Zoning Regulations:
  - a. To revise Section 37 of the Zoning Regulations;
  - b. To add inclusionary zoning;
  - c. To permit accessory dwelling units (ADUs)/accessory apartments.

## **VIII. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, January 3, 2024 at 7:00 PM.**