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Town of East Haven
Planning and Zoning Commission

Regular Meeting Minutes – February 7, 2024
East Haven Senior Center, 91 Taylor Avenue

I. Roll Call and Pledge of Allegiance

Present for the meeting were Marlene Asid, Chairperson, Lou Fusco, Al Shaul and Bob Cubellotti.

Also, in attendance were Planning and Zoning Administrator and Zoning Enforcement Officer, Joseph Budrow and Assistant Town Attorney, Jennifer Coppola.

Commission Chairperson, Marlene Asid started the meeting at 7:05pm and led the Pledge of Allegiance. She then called for a roll call.

II. Review and Action on Prior Meeting Minutes

The January 24 meeting minutes were not ready for a vote.

Mr. Budrow asked Attorney Coppola if the agenda can be amended to add the election of officers.

MOTION: Mr. Fusco made a motion to amend the agenda's item III to add the election of officers. Mr. Cubellotti seconded the nomination. All were in favor. **Motion carried, 4-0.**

III. Election of Officers

Attorney Coppola started the proceeding by asking if there was a nomination for Chair of the Commission. Mr. Shaul nominated Marlene Asid. Mr. Fusco seconded the nomination. There were no other nominations. All were in favor. **The Commission voted, 4-0.**

Ms. Asid asked if there was a nomination for vice-chair. Mr. Fusco nominated Mr. Tarducci. Mr. Shaul seconded the nomination. There were no other nominations. All were in favor. **The Commission voted, 4-0.**

IV. Public Hearings

1. **Application No. 23-24** – on behalf of the Planning and Zoning Commission.

Mr. Budrow stated that the application has now been properly noticed and described why the text amendment is required. A Public Act by the State has prompted this text amendment.

There was no one in the public to give comments or ask questions.

MOTION: Mr. Cubelotti made a motion to close the public hearing for **Application No. 23-24**. Mr. Fusco seconded the motion. All were in favor. **Motion carried, 4-0.**

2. **Application No. 22-07** – on behalf of the East Haven Planning and Zoning Commission.

Mr. Budrow gave an update on the draft Zoning Regulations book. He said Attorney Coppola had concerns about noticing. He said he has gone through many Articles line by line. He wants to deliver the new draft to the Commission next Monday. He hopes Attorney Coppola will then go through the draft. Attorney Coppola said she needs to look at recent State legislative news to make sure the Regulations have been updated.

Ms. Asid confirmed that the public hearing is still open. Attorney Coppola said that a final presentation will be announced so that people can be ready to make comments.

MOTION: Mr. Fusco made a motion to continue the public hearing for **Application No. 22-07** to the next meeting on March 6. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**

V. Other Business

1. **Vicki Imperato and Statewide Construction, 180 Strong Street.**

Attorney Pellegrino submitted this request via a letter on January 9. There was a typo seen in the letter and it will be resubmitted.

MOTION: Mr. Fusco made a motion to grant a second extension of 90 days for the filing of mylars for an already-approved 5-lot resubdivision at 180 Strong Street. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

2. **Application No. 23-26** – on behalf of Basil Waite, 912 Foxon Road.

Mr. Budrow stated that a week prior, the applicant submitted a parking agreement signed by the abutting property owner. He noticed an error that was corrected on an addendum.

Mr. Waite approached the Commission. Mr. Fusco shared with Ms. Asid that the Commission was comfortable with the application. She asked a few questions.

Attorney Coppola stated that the agreement is not in the form that she would like but it should be conditioned that the agreement be filed on the land records.

MOTION: Mr. Fusco made a motion to approve Application No. 23-26 with a condition that the parking agreement be entered on the land records. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**

VI. New Applications

1. Application No. 24-05 – on behalf of W. J. Dornfeld Co., Inc., 78 Saltonstall Parkway.

Mr. Budrow described the proposal. There is a commercial business on a residentially-zoned property. The abutting property is zoned commercial.

MOTION: Mr. Cubelotti made a motion to schedule a public hearing for Application No. 23-26 on March 6. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**

VII. Deliberation Session

1. Discussion and possible vote on Application No. 23-24 – on behalf of the Planning and Zoning Commission. The Commission didn't have much to discuss.

MOTION: Mr. Fusco made a motion to approve Application No. 23-24. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0.**

2. Application No. 22-07 was scheduled to the March 6 meeting. There was no discussion.

VIII. Discussion

Mr. Budrow stated that the set aside language had to be separated from the future inclusionary Zoning Regulations. Attorney Coppola is reviewing the set aside language. The goal is still to have set aside language approved by March 31. The set aside language needed more language. Ideas for inclusionary Regulation ideas will be shared on March 6th. Attorney Coppola asked Mr. Budrow to go through the draft set aside language that has been crafted already. He read the draft language and shared what Sections of the Regulations the set aside language would be appropriate.

Attorney Coppola said there are a lot of Affordability Plans out there now where a submission can be reviewed to make sure affordable units are randomly dispersed.

She pulled examples of inclusionary zoning. A number of Towns are working on affordable housing. She pulled Darien. She feels the Commission should consider density numbers and location. She also pulled Ridgefield. They have different numbers across various zoning districts. She also pulled the Ordinance from New Haven. They have different set asides based on various types of developments. She mentioned there is such a thing as a payment in lieu of affordable units.

Mr. Budrow told the Commission that an application was accidentally left off the agenda. He described that Mr. Steve Streeter applied for an amendment to a previous application to expand his lobster shak [sic] operation to allow a covered pergola, live music and off-site signage.

Attorney Coppola said the Commission should look at outside dining now that the Covid requirements are over. She then talked about going on a Town-wide tour to assess future zoning along Foxon Road.

IX. Adjournment

MOTION: Mr. Fusco made a motion to adjourn the meeting at 7:48pm. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**