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**TOWN OF EAST HAVEN PLANNING AND ZONING COMMISSION  
NOTICE OF ACTIONS AND DECISIONS**

Notice is hereby given that at the Regular Meeting of the East Haven Planning and Zoning Commission held on Wednesday, March 6, 2024 at 7:00 PM held at the East Haven Senior Center, 91 Taylor Ave, and duly noticed, the Commission took the following actions:

**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. CONTINUED Public Hearing to the April 3, 2024 regular meeting.

**Application No. 24-05** – on behalf of W. J. Dornfeld Co., Inc., 78 Saltonstall Parkway. A petition for a Change to the Zoning Map to add a property known as 78 Saltonstall Parkway to the CA-2 Zoning District. CONTINUED Public Hearing to the April 3, 2024 regular meeting.

**Application No. 23-27** – on behalf of the Planning and Zoning Commission. A Petition for a text amendment to the East Haven Zoning Regulations to allow accessory dwelling units on residential properties. CONTINUED Public Hearing to the April 3, 2024 regular meeting.

**Application No. 24-03** – on behalf of 13 Carlson Place, LLC., 13 Carlson Place and 360 Thompson Avenue. An Application for a Site Plan Review to construct 7 multiple dwelling buildings, under Connecticut General Statute 8-30g, with 21 total dwelling units. CONTINUED Public Hearing to the April 3, 2024 regular meeting.

**Zoning Regulation Section 51.8.4 Referral** – Discussion on a proposed conversion of a single-family residence to a two-family residence in a zoning

district where two-family residences are not allowed. APPROVED to give a favorable comment.

**Application No. 24-04** – on behalf of Steve Streeter, 44 Brown Road. An Application for a Site Plan Modification to make expanded improvements at a restaurant located at 44 Brown Road. Public hearing scheduled for the April 3, 2024 regular meeting.

**Application No. 24-12** – on behalf of Tiana Alvarado, 452 Main Street. A Site Plan Review to locate a nail salon within an existing commercial space. APPROVED

**Application No. 24-06** – on behalf of Robert Deko and Susan Deko, 97 Caroline Road. An Application for a Coastal Area Management Site Plan Review to construct a new house within a coastal flood hazard area and near beach and dunes, and tidal wetlands. CONTINUED to the April 3, 2024 regular meeting.

**Application No. 24-07** – on behalf of Hilaris Martinez, 75 Frontage Road. – An Application for a Site Plan Modification to expand an existing restaurant known as Fiesta Grill. CONTINUED to the April 3, 2024 regular meeting.

**Application No. 24-08** – on behalf of the Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations to require all proposals for ten or more dwelling units to set-aside a percentage of the units as below market rate. Public hearing scheduled for the April 3, 2024 regular meeting.

**Application No. 24-09** – on behalf of CPDE East Haven, LLC., 990 Foxon Road. An Application for a Site Plan Modification to expand the size of a previously-approved self-storage building. APPROVED

**Application No. 24-10** – on behalf of James A. Esposito (Country House Realty, LLC.) An Application for a Resubdivision of property to create four new properties. Public hearing scheduled for the April 3, 2024 regular meeting.

**Application No. 24-11** – on behalf of **CARdrive Auto Group 5 LLC. d/b/a CARdrive East Haven, 10 and 14 Frontage Road, and 111 Kimberley Avenue.**  
An Application for a Site Plan Review to locate a used car dealership at 10 and 14 Frontage Road, and 111 Kimberly Avenue. APPROVED with conditions.