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

Regular Meeting

Wednesday, March 6, 2024 at 7:00 PM

at the East Haven Senior Center, 91 Taylor Avenue

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the January 24, 2024 special meeting
2. Minutes of the February 7, 2024 regular 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. 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.

3. **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.
4. **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.

IV. Other Business

1. **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.

V. New Applications

1. **Application No. 24-04** – on behalf of **Steve Streeter, 60 Brown Road**. An Application for a Site Plan Modification to make expanded improvements at a restaurant located at 60 Brown Road. (Public hearing to be scheduled.)
2. **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.
3. **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.
4. **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 to be scheduled.)

5. **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.
6. **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 to be scheduled.)
7. **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.

VI. Deliberation Session

1. Discussion and possible vote on **Application No. 22-07** – on behalf of the East Haven Planning and Zoning Commission.
2. Discussion and possible vote on **Application No. 24-05** – on behalf of W. J. Dornfeld Co., Inc., 78 Saltonstall Parkway.
3. Discussion and possible vote on **Application No. 23-27** – on behalf of the Planning and Zoning Commission.
4. Discussion and possible vote on **Application No. 24-03** – on behalf of 13 Carlson Place, LLC., 13 Carlson Place and 360 Thompson Avenue.

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;

VIII. Adjournment

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