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

Special Meeting

Wednesday, April 3, 2024 at 7:00 PM

at the East Haven High School, Library Media Center, 35 Wheelbarrow Lane

AGENDA

I. Roll Call and Pledge of Allegiance

II. Review and Action on Prior Meeting Minutes

1. Minutes of the February 7, 2024 special meeting
2. Minutes of the, March 6, 2024 regular meeting

III. New Applications

1. **Application No. 24-13** – on behalf of Paul Costanzo, 274 Hemingway Avenue. – An Application for a Site Plan Review to locate a personal service business known as “By The Sea Day Spa” into an existing commercial space.
2. **Application No. 24-14** – on behalf of Pamela Valverde and Juan Carlos Pereanez, 418 Main Street. - An Application for a Site Plan Review to locate a new restaurant into an existing commercial space.
3. **Application No. 24-15** – on behalf of Sylvia Stevens, 35 Hemingway Avenue. An Application for a Site Plan Review to locate a personal service business known as “Psychic Sylvia” to an existing commercial space.

4. **Application No. 24-16** – on behalf of **Ronald Tufano, 310 Main Street**. An Application for a Site Plan Review to locate two printing and design companies into an existing commercial space.
5. **Application No. 24-17** – on behalf of the **East Haven Planning and Zoning Commission**. A Petition for a Text Amendment to the Zoning Regulations to extend an existing moratorium that prohibits the submission of any land use applications for multi-family housing proposals to June 30, 2024. (Public hearing to be scheduled.)

IV. Other Business

1. **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.
2. **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.
3. **Request for Bond Release** – Oakledge Estates, 176 and 182 Old Foxon Road, and 204 Russo Avenue.

V. Public Hearings

1. **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.
2. **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 20 total dwelling units.

3. **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.
4. **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.
5. **Application No. 23-27** – on behalf of the **East Haven Planning and Zoning Commission.** A Petition for a text amendment to the East Haven Zoning Regulations to allow accessory dwelling units on residential properties.
6. **Application No. 24-08** – on behalf of the **East Haven 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.
7. **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.

VI. Deliberation Session

1. Discussion and possible vote on **Application No. 24-05** – on behalf of **W. J. Dornfeld Co., Inc., 78 Saltonstall Parkway.**
2. Discussion and possible vote on **Application No. 24-03** – on behalf of **13 Carlson Place, LLC., 13 Carlson Place and 360 Thompson Avenue.**
3. Discussion and possible vote on **Application No. 24-04** – on behalf of **Steve Streeter, 44 Brown Road.**

4. Discussion and possible vote on **Application No. 24-10** – on behalf of **James A. Esposito (Country House Realty, LLC.)**
5. Discussion and possible vote on **Application No. 23-27** – on behalf of **the East Haven Planning and Zoning Commission.**
6. Discussion and possible vote on **Application No. 24-08** – on behalf of **the East Haven Planning and Zoning Commission.**
7. Discussion and possible vote on **Application No. 22-07** – on behalf of **the East Haven Planning and Zoning Commission.**

VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, May 1, 2024 at 7:00 PM.**