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

**Agenda of Regular Meeting**

To Be Held Wednesday, March 1, 2023 at 7:00 PM  
In Person At East Haven Senior Center, 91 Taylor Avenue  
and Via Zoom Videoconference and Conference Call

**Zoom Meeting Information:**

To access the meeting from a computer, tablet, or smartphone,  
use the following link:

<https://us02web.zoom.us/j/83850735113?pwd=RDV1cjBpbnlweFJQSUVWdWp2SVVrZz09>

If you do not have internet access, you can **DIAL IN** using your phone:

**Dial In Number: +1 646 558 8656**

**Meeting ID: 838 5073 5113**

**Meeting Passcode: 555766**

**I. Roll Call and Pledge of Allegiance**

**II. Review and Action on Prior Meeting Minutes**

1. Minutes of August 29, 2022 Special Meeting
2. Minutes of the October 12, 2022 Special Meeting
3. Minutes of the February 1, 2023 Special Meeting
4. Minutes of the February 15, 2023 Special 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. [Public Hearing to be left open.]
2. **Application No. 22-15** – Gurukrupa Investments, LLC., 85 Hemingway Avenue. An application for a Modification to a Special Exception to approve the existing conditions at the property.
3. **Application No. 22-18** - on behalf of the East Haven Planning and Zoning Commission. A Petition for a Text Amendment to the East Haven Zoning Regulations on behalf of the Planning and Zoning Commission, to adopt a new zoning district, “Adult Use Cannabis Retail District,” as Section 11.9 of the Regulations for retail and hybrid retail cannabis establishments.

#### IV. Site Plans

1. **Application No. 23-02** – On behalf of Silver Lining Development, LLC/Karl Muller, 495 Short Beach Road. An Application for a Site Plan Review to construct a 4-story self-storage facility with site improvements. [Request to Continue to April 5, 2023 regular meeting.]

#### V. New Applications

1. **Application No. 23-04** – on behalf of Hilaris Martinez, 75 Frontage Road, Unit 15. An Application for a Site Plan Review to locate a café/restaurant use with a commercial space at 75 Frontage Road.
2. **Application No. 23-05** – on behalf of Vigliotti Construction Co., 71 South Shore Drive. An Application for a Special Exception to construct a 4-story apartment building containing 72 apartments and site improvements. [To be scheduled for a public hearing.]

3. **Application No. 23-06** – on behalf of **Vigliotti Construction Co., 71 South Shore Drive**. An Application for a Coastal Area Management Site Plan Review to construct a 4-story apartment building containing 72 apartments and site improvements on a property within the Coastal Area. [To be scheduled for a public hearing.]

## **VI. Deliberation Session**

1. Discussion and possible decision on **Application No. 22-15** – **Gurukrupa Investments, LLC., 85 Hemingway Avenue**.
2. Discussion and possible decision on **Application No. 22-18** - on behalf of the **East Haven Planning and Zoning Commission**. A Petition for a Text Amendment to the East Haven Zoning Regulations on behalf of the Planning and Zoning Commission, to adopt a new zoning district, “Adult Use Cannabis Retail District,” as Section 11.9 of the Regulations for retail and hybrid retail cannabis establishments.
3. Discussion and possible decision on **Application No. 23-02** – on behalf of **Silver Lining Development, LLC./Karl Muller, 495 Short Beach Road**.
4. Discussion and possible decision on **Application No. 23-04** – on behalf of **Hilaris Martinez, 75 Frontage Road, Unit 15**. An Application for a Site Plan Review to locate a café/restaurant use with a commercial space at 75 Frontage Road.

## **VII. Other Business**

1. Discussion regarding a potential text amendment to establish a Moratorium on multi-family housing development projects.

## **VIII. Adjournment**

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, April 5, 2023 at 7:00 PM.**