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

Minutes of Special Meeting

Held Wednesday, April 19, 2023 at 7:00 PM

Via Zoom Videoconference and Conference Call

Chair Marlene Asid called the meeting to order at 7:00 PM.

I. Roll Call and Pledge of Allegiance

Commission members present via Zoom were:

Marlene Asid, Chair
John Tarducci, Vice Chair
Robert Cubellotti
Allen Shaul

Commission member Louis Fusco was excused.

Others Present via Zoom:

Joseph Budrow, Planning and Zoning Administrator/ZEO
Jennifer N. Coppola, Esquire, Counsel to the Commission

II. Other Business

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 within an existing commercial space at 75 Frontage Road, Unit 15.

Mr. Budrow shared Fire Marshal Charles Miller's comments.

It was recommended that the use be approved with a limitation on occupancy to the number of seats and employees proposed.

Ms. Asid asked Ms. Martinez to confirm the number of employees, asking whether the number of employees is the same with the increase in space. Ms. Martinez said she will start with 6 employees, hopes to thrive and possibly increase to up to 10 employees.

Mr. Tarducci questioned whether the correct address was being used. Attorney Coppola recommended that Staff talk to the property owner and verify the address and the unit numbers before issuance of the decision letter.

Further questions were asked, and Ms. Martinez, Mr. Budrow, and Attorney Coppola responded. Mr. Budrow reviewed the proposed conditions of approval.

Mr. Tarducci made a motion to approve the application subject to three (3) conditions and Mr. Shaul seconded the motion. All were in favor (4-0) and the motion carried. The application was approved with the following conditions:

- (1) A revised site plan and floor plan shall be submitted showing improvements to be added based upon the discussions with Town Staff and the Fire Marshal subject to the review and approval of the Fire Marshal;
 - (2) The Fire Marshal's review comments must be satisfied and a zoning permit will not be issued until all required approvals are obtained; and
 - (3) Occupancy shall be no more than 128 patrons (as there is seating for 128 persons proposed) and up to no more than 10 employees, at any time.
2. Discussion on potential prohibition language for cannabis uses within the Zoning Regulations.

A copy of the municipal regulations prohibiting cannabis establishment uses will be provided to the Commission and can be discussed at the May meeting.

III. Adjournment

A motion to adjourn was made by Robert Cubellotti and seconded by John Tarducci. All were in favor (4-0) and the meeting adjourned at 7:26 PM.