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Town of East Haven
Planning and Zoning Commission
Regular Meeting Minutes – September 6, 2023
East Haven Senior Center, 91 Taylor Avenue

I. Roll Call and Pledge of Allegiance

Commission chair, Marlene Asid started the meeting at 7:03pm and led the Pledge of Allegiance.

Present for the meeting were Marlene Asid (Chairperson), John Tarducci (vice-chair), Bob Cubelotti and Al Shaul. Ms. Asid attended remotely.

Also in attendance were Planning and Zoning Administrator and Zoning Enforcement Officer, Joseph Budrow and Attorney Jennifer Coppola, who arrived later.

II. Review and Action on Prior Meeting Minutes

There were no meeting minutes ready for an approval.

MOTION: Mr. Cubellotti made a motion to continue the approval of outstanding meeting minutes to the October regular meeting. Mr. Tarducci seconded the motion. All were in favor. **Motion carried, 4-0.**

III. Public Hearings

Application No. 22-07 – on behalf of the East Haven Planning and Zoning Commission.

Mr. Budrow handed out the Zoning Regulations added to the current draft Regulation book. The current draft has been updated. Questions from the Town Engineer about the proposed parking calculations were addressed.

MOTION: Mr. Shaul made a motion to continue the public hearing for **Application No. 22-07**. Mr. Tarducci seconded the motion. All were in favor. **Motion carried, 4-0.**

IV. New Applications

Application No. 23-20 – on behalf of Silver Sands, LLC., 656 Silver Sands Road, East Haven.

Attorney Fasano presented. He described the layout of the existing cabanas at the Beach Club. He showed a site plan showing the location of the proposed cabanas. He said cabanas are more popular than lockers and there is a waiting list for cabanas. He said there is no issue with parking and the cabanas will have flood vents.

Mr. Budrow asked if he had met with the Town Engineer. Flood vents were recommended and the cabanas will not be connected to any other buildings.

There were no questions from the Commission.

MOTION: Ms. Asid made a motion to approve **Application No. 23-20**. Mr. Shaul seconded the motion. Attorney Coppola called for a roll call vote since Ms. Asid was remote. All were in favor. **Motion carried, 4-0.**

Application No. 23-21 – On behalf of Zhifu Deng, 208 Main Street, East Haven.

Mr. Budrow gave a brief explanation why this application is being received tonight. He said the Commission could make a determination to hold a public hearing. Attorney Coppola concurred. There was discussion on whether a public hearing was needed.

MOTION: Mr. Tarducci made a motion to schedule a public hearing for **Application No. 23-21** for the October 4 regular meeting. Mr. Cubelotti seconded the motion. All were in favor. **Motion carried, 4-0**

V. Deliberation Session

There were no deliberations on any applications.

I. Discussion

The Commission began a discussion on potential inclusionary zoning regulations and set-aside language that would require affordable dwelling units in certain residential developments.

Mr. Budrow said that Section 37 should be amended and will be a great area to start with new regulations that deal with affordable housing. He referred to the existing Housing Plan having recommendations. Attorney Coppola said there can be certain districts with various housing types. Other requirements are open to discuss. The location and aesthetic features are open for discussion. Mr. Budrow said there are 5 areas highlighted in the

Housing Plan where affordable housing may be a focus. Each area can have a different approval process. He said rezoning will need to take place in some areas. Mr. Cubelotti talked about mixed use.

Mr. Budrow then talked about a draft Regulation for Accessory Dwelling Units (ADUs). There was discussion on zoning districts, lot size, aesthetics, affordability.

Mr. Tarducci asked if anyone has come in asking about ADUs. Mr. Budrow said that people have come to the office with questions about ADUs.

MOTION: Mr. Cubelotti made a motion to adjourn the meeting at 8:45 PM. Mr. Shaul seconded the motion. All were in favor. **Motion carried, 4-0.**

- Joseph Budrow
Planning and Zoning Administrator