

Lisa Balter
TOWN CLERK

**Town of East Haven
Planning and Zoning Commission
Minutes from Special Meeting
Held on Monday, June 27, 2022
At East Haven Senior Center, 91 Taylor Avenue**

I. Roll Call and Pledge of Allegiance

Chairman William Demayo opened the meeting at 7:16 PM.

Present in person for the meeting were William Demayo, Marlene Asid, John Tarducci, and Louis Fusco. Robert Cubellotti participated remotely via Zoom.

Also in attendance were Planning & Zoning Administrator and Zoning Enforcement Officer Joseph Budrow and Assistant Town Attorney Jennifer Coppola.

The Pledge of Allegiance was recited.

II. Other – Discussion of Short-Term Rentals and Vacation Stays

Attorney Coppola reminded those in attendance that there is no draft text amendment before the Commission and the purpose of the special meeting is for the Commission to discuss short-term rentals and to provide direction to Town staff and counsel. Proper notice has been given for the meeting.

Attorney Coppola provided an overview of a white paper prepared for the Southeastern Connecticut Council of Governments that highlights the issues involved with short-term rentals. She recapped for the Commission that East Haven has Ordinances for registration of nonresident owner landlords (Section 10-36, *et seq.*) and performance and property maintenance standards (Section 10-91, *et seq.*), and also parking requirements in the Zoning Regulations for rooms to rent and dwelling units (Page 42-2).

Attorney Coppola then reviewed certain sections of zoning regulations and ordinances, respectively, which address short-term rentals that have been adopted by the Towns of Brookfield, Chester, Colebrook, Greenwich, Ledyard, and Simsbury and the City of Hartford.

Thereafter, the Commission engaged in a discussion among its members and with staff and counsel regarding matters that could be addressed in a potential zoning regulation

addressing short-term rental use. Some of the major topics discussed were identifying zoning districts in which short-term rentals could be permitted; whether owner occupancy or presence during rentals should be required; how to define short term rental, e.g. minimum or total number of days per rental, maximum or total number of days permitted on an annual or other basis, etc.: whether to limit the total number of renters and guests permitted; regulation of renters' and guests' conduct; restrictions on the holding of special events; and parking standards. In addition, matters related to administration (required permit and application process) and enforcement were discussed.

Attorney Coppola indicated she would provide the Commission with a preliminary draft of a regulation by the Commission's next regular meeting scheduled to be held on July 6th. She reminded those in attendance that a public hearing would be noticed and held on any text amendment and encouraged the public to continue to submit their comments. She requested that any written correspondence to the Commission be sent directly to Mr. Budrow at jbudrow@townofeasthavenct.org, who will make certain that all Commission members receive a copy and that the correspondence is made part of the record. Mr. Demayo asked the same.

III. Adjournment

MOTION: Mr. Tarducci made a motion to adjourn. Mr. Fusco seconded the motion. All were in favor. **Motion carried 5-0.** The special meeting adjourned at 9:52 PM.

Respectfully submitted,

Joseph Budrow
Planning & Zoning Administrator and ZEO