

TOWN OF EAST HAVEN  
PLANNING AND ZONING COMMISSION

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TOWN CLERK'S OFFICE  
EAST HAVEN, CONN.

**Regular Meeting**

Wednesday, August 3, 2022 At 7:00 p.m.

East Haven Senior Center, 91 Taylor Avenue

*Alex Batts*

TOWN CLERK

**A G E N D A**

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

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

1. Minutes of May 10, 2022 Special Meeting
2. Minutes of May 24, 2022 Special Meeting
3. Minutes of July 6, 2022 Regular Meeting

**III. Public Hearing**

- No public hearings scheduled.

**IV. New Applications**

1. **Application No. 22-10** – **Tesla, Inc., c/o Scott Austin, 75 Frontage Road.** An application for a Site Plan Modification to locate twelve Electric Vehicle charging posts with accessory equipment at 75 Frontage Road.
2. **Application No. 22-11** – **Priyal Garala, 99 Commerce Street.** An application for a Site Plan Review to locate a bottle redemption business within an existing commercial building.

**V. Deliberation Session**

1. Discussion and possible decision on **Application No. 22-10** – **Tesla, Inc., c/o Scott Austin, 75 Frontage Road.**
2. Discussion and possible decision on **Application No. 22-11** – **Priyal Garala, 99 Commerce Street.**

## VI. Other Business

1. **Zoning Regulation Section 51.8.4 Referral** – Discussion on three proposed use variances to be heard by the Zoning Board of Appeals on August 25, 2022. Request is to allow a business office, a graphic design business, and a food service shop within a commercial building at 836 Foxon Road.
2. **Application No. 22-07 - 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 and adding new proposals. (Public hearing postponed to September 7, 2022)
3. Discussion of Public Act No. 21-1 “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis” (codified at Connecticut General Statutes Section 21a-420, *et seq.*) and as subsequently amended.
4. Discussion of provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2o) pertaining to accessory apartments or accessory dwelling units.
5. Discussion of provisions of Public Act No. 21-29 “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut’s Development and Future” (codified at Connecticut General Statutes Section 8-2(d)(9) and 8-2p) pertaining to dwelling unit parking limitations.

## VII. Adjournment

Next scheduled Planning and Zoning Commission regular meeting: **Wednesday, September 7, 2022 at 7:00 PM.**