

RECEIVED FOR FILING  
November 10, 2020 8:10 A.M.  
DATE TIME  
TOWN CLERK'S OFFICE  
EAST HAVEN, CT  
*Stacy Gravino, CCTC*  
TOWN CLERK

**Planning and Zoning**  
Actions and Decisions

The East Haven Planning and Zoning Commission held its regular meeting on Wednesday, November 4, 2020 at 7:00 PM at the East Haven Senior/Community Center at 91 Taylor Avenue, East Haven and via videoconference and conference call as noted above to conduct the following:

I. Roll Call

1. Accept/Approve of Minutes from the October 7, 2020 regular meeting.  
**Approved**
2. Public Hearing #1: Amendments to Zoning Regulation Changes – (Adoption of entire Zoning Regulations) [The Commission will discuss selection of a special meeting date for continuation of public hearing.].
3. Site Plan #1: 20-11-S: 912 Foxon Road: Application for Modified Site Plan. Request for food preparation and take-out business for salads and sandwiches and juice bar. Owner: 912 Foxon, LLC; Applicant: Racquel Bryan.
4. Site Plan #2: 20-13-S: 365 Hemingway Avenue: Application for Modified Site Plan. Request for medical facility on the first floor Priority Urgent Care. Owner: Karen Noccioletti; Applicant: Daksh Rampal, M.D.
5. Site Plan #3: 20-14-S: 1270 North High Street: Application for Modified Site Plan. Request for additional ADA compliant parking stalls, upgrades and renovations to all floors to improve the site and/or comply with ADA recommendations. Owner: Woodview Associates; Applicant: Melissa Cox. [The Commission will schedule public hearing date.]  
**Public Hearing Date 12/2/2020**
6. Zone/Text Change # 2: 20-02-Z: 49, 57 & 63 Coe Avenue: Application for a Zone Change: – (R-1 to PDD). Request to create a Planned Development District in accordance with the requirements of Section: 26.2.4.4. Owner/Applicant AG&L Properties, LLC. [The Commission will schedule public hearing date.]  
**Public Hearing Date 12/2/2020**

Deliberation Session

Application #20-11-S: 912 Foxon Road

Approved

Application #20-13-S: 365 Hemingway Avenue  
**Approved**

V. Administrative Approval by Zoning Enforcement Officer  
None.

VIII. Discussion

- A. Discussion of potential wellness center use in a PDD at 100 South Shore Drive.
- B. Discussion of zoning status of 218 Foxon Road.
- C. Discussion of zoning status and proposed use of 301 Foxon Road.

IX. December 2020 and January Through December 2021 Meeting Schedule

Discussion of and action on December 2020 and January through December 2021 meeting schedule.

**Approved**

X. Executive Session

- A. Discuss the status of the pending litigation of The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S), and possible action relating to same.
- B. Consider whether to convene in executive session to discuss the status of the pending litigation of The Bluffs, LLC v. Town of East Haven Planning and Zoning Commission (Docket Nos. NNH-CV18-6079780-S and HHB-CV20-6121108-S).

XI. Adjournment

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk