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Planning and Zoning Actions and Decisions

The East Haven Planning and Zoning Commission held its regular meeting Wednesday, October 7, 2020 at 7:00 p.m. at the East Haven Senior/Community Center at 91 Taylor Avenue, East Haven and via videoconference and conference call as noted and conducted the following:

I. Roll Call

5 Present (a quorum)

II. Administrative Actions

1. Accept/Approve of Minutes from the September 2, 2020 meeting.
Approved

III. Public Hearings

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.].
Tabled, schedule for a future date.
3. **Public Hearing # 2: 20-01-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.
Withdrawn

IV. Site Plans

4. **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.
Tabled
5. **Site Plan #2: 20-12-S: 591 Main Street:** Application Modified Site Plan. Request for smoke shop with sale of cigarettes, tobacco, electronic cigarettes, and accessories. Owner: Coin Superstore, LLC; Applicant: Gamdan Muthana.
Approved

V. Administrative Approval by Zoning Enforcement Officer

Application #20-10-S: 110 Commerce Street: Application for Modified Site Plan. Request to modify existing site plan dated 9/17/99 and last revised 9/29/99 to conform with as-built site plan dated 2/21/01. Owner/Applicant: BHD CT Realty LLC/Richard Balik.

VII. Discussion

Discussion of potential cottage food operation use in residential districts.
No Action Necessary

VIII. 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).

IX. Adjournment

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk