

**DESIGN REVIEW MEETING MINUTES
PLANNING AND ZONING COMMISSION
APRIL 9, 2014**

A Design Review Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on April 9, 2014.

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

ROLL CALL

Present:

Peter Bonzani, Vice-Chairman
Thomas Fitzgerald
Paul J. Roczynski
Travis Simpson
Valentine Povinelli
Mary Whaples
Amy Sawyer (Alternate)
John Ryan (Alternate)

Absent:

Kathleen Salemi, Secretary
Crystal Hernandez (Alternate)

Also Present:

Michael Dayton, Town Planner
Denise Horan, Town Engineer

Vice Chair Peter Bonzani declared a quorum and the Commission would be voting with 7 members, including John Ryan, Alternate.

SITE PLAN APPLICATION – 29 & 95 Willowbrook Road, Installation of a temporary 70' x 96.83' modular classroom building, handicapped ramp and dumpster pad and fence to an existing educational facility.

Applicant: Goodwin College Inc. /Bryant Harrell

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above site plan application, with the following conditions:

1. Final plans are to be signed and stamped by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
2. Provide separate plans for each application and label them accordingly.
3. Provide "Site Plan Certification" signature block/label on every sheet.
4. Within the Zoning Chart on the Cover Page, for PARKING, revise "209.3.v" to "209.3.w".

5. Rotate Location Map on Cover so north direction is either up or to the right. Please revise north arrow in both locations to indicate the North direction of the site (the Location Map and the Abutting Property Owners window are rotated with North to the left but the North arrow is pointing up).
6. Suggest having the Town Fire Marshall and possibly Public Safety (Police) reviewing the plans for access on the site for emergencies.
7. Date on EC-1 should match date of remainder of sheets.
8. Drawing GP-1 indicates dumpster pad being installed over catch basin. Verify clearance of catch basin top. The catch basin being installed so close to a dumpster in general is not a preferred storm water pollution prevention measure. Please consider relocating or providing best management practices to prevent spilled refuse from adding biological oxygen demand (BOD) or hazardous chemicals from immediately entering the storm drain system. At a minimum specify dumpster types to be covered and non-draining type.
9. Since fencing planned in the dumpster area is over the storm drain and water piping, indicate precise fence post locations to verify underground utilities pass in the middle of the fence post runs (if a post is hit, the post base may move and harm underground utility).
10. Add text to 6-inch drain pipe on south side of building that this is "OVERFLOW" for infiltrators.
11. All 6-inch and 8-inch drain pipe/roof leaders shall be ductile iron (epoxy lined for sewer service) when installed with less than 3-ft of cover.
12. Edit "UNDGROUND" to "UNDERGROUND" on Sheet GP-1 for Infiltrators.
13. The infiltrators and its associated influent pipe are not shown on EC-1.
14. Please provide inspection port/cleanout for the new 12-inch pipe entering the underground infiltrator.
15. Sheet EC-1 indicates a 10-inch CMP from the south to the catch basin by the speed bump. Subsequent Sheets indicate this pipe coming out at a different angle. There is no indication of this pipe being abandoned or demolished. Verify the configuration for this pipe this pipe.
16. Provide more ground spot elevations around the building and at a minimum on the four corners.
17. Provide construction entrance sediment erosion control pad detail and location.
18. On Sheet MD-2, indicate black or green slats for chain link fence fabric.
19. Provide dimensions for new dumpster pad, ramps, and other new work on Sheet SP-1 (dimension both corners of building perpendicular to property line).
20. GP-1 – In general water and storm or sanitary piping should remain 5-ft in parallel from another, or 18-inches vertically separated (in parallel if closer than 5-ft in parallel or at crossings). Indicate elevations of utilities at crossings and dimension pipe separation spacing.
21. MD-1 – Revise TYPICAL TRENCH (STORM AND SANITARY) with filter fabric wrapped and overlapped by 1-ft around a ¾-inch crushed stone bedding and initial backfill to 12-inch over pipe.
22. MD-1 - Backfill above this shall be Bank Run Gravel or Processed Aggregate per CONNDOT Form 816 or other suitable backfill as designated by the Engineer (Zuvic Carr).
23. Revise the pavement markings on the speed hump to meet MUTCD requirements.
24. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

SITE PLAN APPLICATION – 70 Columbus Street aka 102 Columbus Street "Veterans' Terrace Community Building", installation of an 80 kw emergency electrical generator and concrete pad.
Applicant: East Hartford Housing Authority and David Holmes/Capital Studios Architects

Upon a motion by Travis Simpson, seconded by Thomas Fitzgerald, the Commission **Voted (7-0)** to **approve** the above site plan application, with the following conditions:

1. Final plans are to be signed and stamped by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
2. Filter fabric shown on top and bottom of $\frac{3}{4}$ -crushed stone base under generator pad should be noted to "wrap" all around stone.
3. Indicate schedule of PVC conduit and conduit material for all conduits to generator on Generator Pad Detail.
4. Indicate approximate existing grade at the base of the generator. From the Drawing contours, it appears the existing grade is near 51-ft and the top of the generator slab is indicated as 52.00 (12-inches), but the generator slab is only 8-inches, and therefore ground under the slab would need to be filled and the 8-slab walls would be exposed. Thicken slab or adjust grade under generator so concrete slab is at least 4-inches into ground.
5. A water line is shown passing under the new generator location. Move water line or move generator to prevent other utilities from passing under the generator
6. The conduits from the generator to the building are shown in an area passing over the existing water and sewer line. Move conduits so that ready access may be gained to water and sewer lines in case of repairs (maybe move to Northeast).
7. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

ADJOURNMENT

The meeting adjourned at 7:15 P.M.

Respectfully submitted,

Kathleen Salemi, Recording Secretary