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DEVELOPMENT  
DEPARTMENT

## TOWN OF EAST HARTFORD

740 Main Street, East Hartford, CT 06108

[easthartfordct.gov](http://easthartfordct.gov)

**REGULAR MEETING AGENDA  
HYBRID TELECONFERENCE MEETING  
EAST HARTFORD PLANNING AND ZONING COMMISSION**

**APRIL 13, 2022**

**7:00 P.M.**

**TOWN COUNCIL CHAMBERS  
CALL IN NUMBER: 1-929-235-8441  
CONFERENCE ID: 537 803 512 #**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

- Public Hearing Minutes – March 8, 2022
- Special Meeting Minutes – March 8, 2022

- 3. ZONING MAP CHANGE:** Consolidated Lot No. 1 (Rentschler Field) – Under Section 603; Master Plan application for the development of a 300 acre portion of Rentschler Field located in the Design Development District to include retail/mixed use, high-tech manufacturing and research/development, logistics centers, and service and repair facility uses.

Assessor's Map-Lot: TBD

Applicant: ND Acquisitions LLC

- 4. ZONING TEXT AMENDMENT:** Consolidated Lot No. 1 (Rentschler Field) – Under Section 603; Master Plan application for the development of a 300 acre portion of Rentschler Field located in the Design Development District to include retail/mixed use, high-tech manufacturing and research/development, logistics centers, and service and repair facility uses.

Assessor's Map-Lot: TBD

Applicant: ND Acquisitions LLC

- 5. SPECIAL USE PERMIT:** 317 Main Street – Under Section 402.2; construction of a new 2,300 sq. ft. restaurant/automobile oriented use including parking, drainage, lighting, and landscaping for "Popeyes Louisiana Kitchen" restaurant.

Assessor's Map-Lot: 20-20

Applicant: Lawrence BenBassett

- 6. SPECIAL USE PERMIT:** 317 Main Street – Under Section 402.2; addition of a drive through facility associated with the construction of a new restaurant/automobile oriented use for “Popeyes Louisiana Kitchen” restaurant.  
Assessor’s Map-Lot: 20-20  
Applicant: Lawrence BenBassett
- 7. SITE PLAN APPLICATION:** 317 Main Street – Under Section 402.2; construction of a new 2,300 sq. ft. restaurant/automobile oriented use including parking, drainage, lighting, and landscaping for “Popeyes Louisiana Kitchen” restaurant.  
Assessor’s Map-Lot: 20-20  
Applicant: Lawrence BenBassett
- 8. SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION:** 317 Main Street – Under Section 217; disturbance of approximately 27,083 sq. ft. of land for construction of “Popeyes Louisiana Kitchen” restaurant.  
Assessor’s Map-Lot: 20-20  
Applicant: Lawrence BenBassett
- 9. ZONING MAP AMENDMENT:** 770 Main Street (AKA 768-770 Main) – Under Section 713; zoning map change from the Business 5 (B-5) district to the Business 2 (B-2) district for the property currently occupied by the YMCA.  
Assessor’s Map-Lot: 13-438/PT  
Applicant: Laura Floyd
- 10. ZONING TEXT AMENDMENT:** Under Section 711; amendment to establish provisions for accessory dwelling units to be allowed on single family lots in any zone subject to certain requirements.  
Applicant: East Hartford Planning and Zoning Commission
- 11. SITE PLAN APPLICATION:** 1022 Burnside Avenue – Under Section 702; renovation of the existing convenience store to include a cooler addition, façade improvements, and underground storage tank replacement.  
Assessor’s Map-Lot: 59-127  
Applicant: Burnside Food Stop
- 12. SITE PLAN APPLICATION:** 34 Leggett Street – Under Section 702; construction of a bituminous parking lot consisting of twenty angles spaces with one-way traffic flow and drainage improvements.  
Assessor’s Map-Lot: 38-251  
Applicant: James L. O’Hara

**13. MISCELLANEOUS**

**14. ADJOURNMENT**

## **HOW TO JOIN THE MEETING**

- 1) Select the “Click here to join the meeting” link below. You will be prompted to either continue within your web browser or open the meeting on the Microsoft Teams application (if installed).

### Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or call in (audio only)**

- 2) You can phone in using the call in number and Conference ID below:

CALL IN NUMBER: 1-929-235-8441

CONFERENCE ID: 537 803 512 #

The meeting will be broadcast live on the Government channel:

Comcast channels 96 and 1090

Frontier channel 6018

The meeting will also be live streamed at: <https://ehct.viebit.com>