

MICHAEL P. WALSH  
MAYOR



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**TOWN OF EAST HARTFORD  
PLANNING AND ZONING COMMISSION**

DEVELOPMENT  
DEPARTMENT

740 Main Street, East Hartford, CT 06108

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

**MEETING AGENDA**

**East Hartford Planning and Zoning Commission**

**HYBRID-TELECONFERENCE MEETING**

**APRIL 12th, 2023 - 7:00 P.M.**

**COMMUNITY CULTURAL CENTER AUDITORIUM**

50 CHAPMAN PLACE

EAST HARTFORD, CONNECTICUT

REMOTE MEETING DETAILS ARE INCLUDED ON THE LAST PAGE

**1. CALL TO ORDER**

**PUBLIC HEARING**

**1. PUBLIC HEARING APPLICATIONS**

- A. SPECIAL PERMIT APPLICATION:** 160 Governor Street – Under Section 3.2.C.5 and 3.2.E.4;  
Application for Special Permit for the construction of an automobile fueling station with  
associated car wash, convenience store, restaurants, and drive-through.  
Applicant: Noble Energy Real Estate Holdings LLC  
Assessor's Map/Lot: 5/126, 5/127

**Application Documents:** [160 Governors Street Application Documents](#)

## **REGULAR MEETING**

### **2. NEW BUSINESS**

- A. SITE PLAN MODIFICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 9.3 and 5.7; Site Plan Modification in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include a 10 building multi-family housing complex and associated site improvements. Site plan modification includes a reduction of apartment from 477 to 432 units and reduction in parking spaces from 872 to 786 and a modification of building configurations which include an increase from 8 to 10 total buildings.

Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Jasko Zelman 1, LLC

Application Documents: [Concourse Park Apartments Application Documents](#)

### **3. MISCELLANEOUS**

- A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE:** Town of East Hartford Development and Planning Department is currently reviewing consultant proposals for the 2024 Plan of Conservation and Development and a Founder's Plaza Master Plan.

### **4. APPROVAL OF MINUTES**

- A.** Planning and Zoning Commission Special Meeting Minutes – March 3rd, 2023
- B.** Planning and Zoning Commission Meeting Minutes – March 8th, 2023
- C.** Planning and Zoning Commission and Town Council Joint Special Meeting Minutes- March 22nd, 2023

Document Link: [March Meeting Minutes](#)

### **5. ADJOURNMENT**

## HOW TO ACCESS APPLICATION DOCUMENTS


1. Click the Link below the listed application for which you want to obtain documents.

**A. SITE PLAN APPLICATION:** 1-3 Oakland Avenue - Under Section 702 and Section 225; Site Plan Application for construction of nine (9) Commercial Wireless Telecommunication service antennas and associated equipment on existing commercial building.  
Applicant: John Morrison  
Assessor's Map/Lot: 26/203

[1-3 Oakland Avenue Application Documents](#)

Link

2. A webpage for the application will open within the Town of East Hartford Permitting system public portal.

 Town of East Hartford, CT

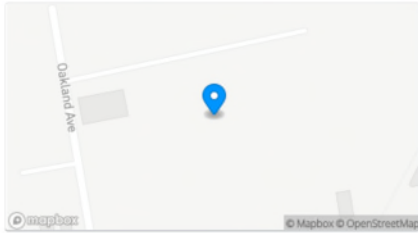
My Account Search SH Steve ▾

Planning & Zoning Commission Application

**PZC-23-3**

Applicant  
John Morrison

Location  
**1-3 OAKLAND AVE**  
EAST HARTFORD, CT 06108  
[View location details](#)




Created  
Jan 17, 2023

Status  
Active

Expires  
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Details Files (6)

PLANNING & ZONING COMMISSION APPLICATION

Please select one.  
If you are submitting multiple applications, you will need to complete a **separate submission** for each application type.  
Application Type \*   
Site Plan Application  
Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? \*

Documents

No documents have been issued...

3. All submitted project information will display under the 'Details' Tab.

<div>Details</div> Files (6)	
PLANNING & ZONING COMMISSION APPLICATION	Please select one.
	If you are submitting multiple applications, you will need to complete a <b>separate submission</b> for each application type.
	Application Type * ? Site Plan Application
	Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? * No
<div>SITE AND PROJECT INFORMATION</div>	ZONE * B-3
	ASSESSORS MAP AND LOT: 26/203
	PARCEL SIZE (ACRES OR SQ. FT.): * 31.87
	PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * ? Install 9 new antennas and emergency generator on new conc slab.

4. All submitted files including site plans and architectural plans can be found by clicking on the 'Files' tab. Click the individual files labeled in blue on right hand side of the window.

Details **Files (6)**

Files

Project Description or Narrative	<b>CTHA264A_EFR_Base Station2.pdf</b> Uploaded on Jan 17, 2023 at 12:08 pm - 2 versions
Site Plan <b>Required</b>	CTHA264A_A and E_FCD_NSD_R1_202... Uploaded on Jan 17, 2023 at 11:47 am
Architectural Plans or Building Elevations	CTHA264A_A and E_FCD_NSD_R2_20... Uploaded on Feb 1, 2023 at 10:42 am - 2 versions
Traffic Study	No file uploaded
Drainage Report	No file uploaded
Public Hearing Sign Affidavit	No file uploaded

5. A new window will open. Click 'Download' to download the file or click the 'Latest Version' to open the document in a separate web browser page.

Created Jan 17, 2023

Details **Files (6)**

Files

Project Description or Narrative

CTHA264A\_EFR\_Base Station2.pdf

Uploaded Jan 17, 2023 by John Morrison

**Download**

Version	Date
<b>Version 2</b> <b>Latest</b>	Jan 17, 2023 at 12:08 pm
Version 1	Jan 17, 2023 at 11:56 am

## **HOW TO JOIN THE MEETING REMOTELY**

### **Option 1. Join by Computer - Microsoft Teams Meeting:**

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, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 294 557 480 597

Passcode: ggFqAz

[Download Teams](#) | [Join on the web](#)

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### **Option 2. Join by Phone**

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

**Or call in (audio only)**

[+1 929-235-8441,,561046738#](#) United States, New York City

Phone Conference ID: 561 046 738#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

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The meeting will also be recorded by **East Hartford Community Television**.

The recorded meetings will be shown on Comcast and Frontier on the Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter.

The meeting can also be streamed on <https://ehct.viebit.com> on Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter. The meeting can also be viewed “on-demand” on the same website.

Comcast channels 96 and 1090  
Frontier channel 6018