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TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION

DEVELOPMENT
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

MEETING AGENDA
East Hartford Planning and Zoning Commission

HYBRID-TELECONFERENCE MEETING
AUGUST 10, 2022 - 7:00 P.M.
TOWN COUNCIL CHAMBERS
740 MAIN STREET
EAST HARTFORD, CONNECTICUT

Application Materials are available for viewing on the Planning and Zoning Commission webpage:
<https://www.easthartfordct.gov/planning-and-zoning-commission/pages/submitted-applications>

1. CALL TO ORDER

PUBLIC HEARING

2. PUBLIC HEARING APPLICATIONS

- A. SPECIAL PERMIT APPLICATION:** 300 Connecticut Boulevard - Under Section 403.2.a and 403.2.u; request for an automobile and truck repair garage, used automobile and truck sales and service, and auto parts retail in an existing building.
Assessors Map #5 Lot #163
Applicant: Linken II, LLC
- B. PRELIMINARY SUBDIVISION APPLICATION:** 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Master Plan Approval. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer Street. Application for Preliminary Subdivision Approval, Five (5) Lots on 300.01 acres of land.
Applicant: ND Acquisitions LLC

REGULAR MEETING

3. NEW BUSINESS

- A. SPECIAL PERMIT APPLICATION:** 300 Connecticut Boulevard - Under Section 403.1.a.22 and 403.1.a.25; request for an automobile and truck repair garage, used automobile and truck sales and service, and auto parts retail in an existing building.
Assessors Map #5 Lot #163
Applicant: Linken II, LLC
- B. SITE PLAN MODIFICATION:** 300 Connecticut Boulevard - Under Section 403.1.a.22 and 403.1.a.25; request for an automobile and truck repair garage, used automobile and truck sales and service, and auto parts retail in an existing building.
Assessors Map #5 Lot #163
Applicant: Linken II, LLC
- C. LOCATION APPROVAL:** 300 Connecticut Boulevard - Under Zoning Regulations Section 403.2.a.5 and Connecticut General Statutes Chapter 245 Section 14-54; request for an automobile and truck repair garage in an existing building.
Assessors Map #5 Lot #163
Applicant: Linken II, LLC
- D. SITE PLAN APPLICATION:** 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Master Plan Approval. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer St. - Under section 603; Site Plan Application in accordance with approved Master Plan Application for Design Development District 1 (DDD-1), development of 300-acre parcel to include manufacturing facility with office and warehouse space, research and development facility containing offices and light fabrication, general office building, and a logistics warehouse facility.
Applicant: ND Acquisitions LLC
- E. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATION:** 300-acre parcel on East Hartford Boulevard. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer St - Under section 217; Soil-Erosion and Sedimentation-Control Certificate for development of 300-acre parcel to include manufacturing facility with office and warehouse space, research and development facility containing offices and light fabrication, general office building, and a logistics warehouse facility.
Applicant: ND Acquisitions LLC
- F. FLOOD HAZARD PERMIT – MINOR:** 300-acre parcel on East Hartford Boulevard. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer St. - Under section 601.4; Minor Flood Hazard Development Permit Application for development of 300-acre parcel to include manufacturing facility with office and warehouse space, research and development facility containing offices and light fabrication, general office building, and a logistics warehouse facility.
Applicant: ND Acquisitions LLC

- G. PRELIMINARY SUBDIVISION APPLICATION:** 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Master Plan Approval. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer Street. Application for Preliminary Subdivision approval, Five (5) Lots on 300.01 acres of land.
Applicant: ND Acquisitions LLC
- H. SITE PLAN APPLICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site Plan in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC
- I. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site Plan in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

4. OTHER BUSINESS

- A. C.G.S. 8-24 REFERRAL:** Acquisition of 3 Hillside Lane as a gift.
- B. C.G.S. 8-24 REFERRAL:** Sale of unused and unmaintained Town owned parcels - 6 North Meadows Road, 21 North Meadows Road, and 1919 Main Street to East Hartford Sportsman Association.
- C. C.G.S. 8-24 REFERRAL:** Request to grant aviation easements on 4 parcels of land to allow the Connecticut Airport Authority to trim the tops of trees as needed to provide a more unobstructed landing zone for Brainard.
- D. C.G.S. 8-24 RERERRAL:** Acquisition of 860 Main Street.
- E. C.G.S. 8-24 REFERRAL:** Sale of 1437-1429 Main Street.
- F. MODIFICATION OF APPROVED BOND RELEASE AMOUNT:** March 9th, 2022 approval to include '\$2900 plus interest'.
- G. REQUEST FOR RELEASE OF BOND:** Goodwin College, 195 Riverside Drive, Soil Vapor Extraction and Air Sparge Piping and Trailer. \$12,000 plus interest.
- H. REQUEST FOR RELEASE OF BOND:** Goodwin College, South Meadow Road, 10 ft wide bituminous lane and 6 ft wide natural trail. \$24,750 plus interest.

5. APPROVAL OF MINUTES

Planning and Zoning Commission Special Meeting Minutes – June 29, 2022

6. ADJOURNMENT

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Comcast channels 96 and 1090

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