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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
NOVEMBER 9, 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

1. PUBLIC HEARING APPLICATIONS

- A. TEXT AMENDMENT APPLICATION:** Under Section 712; Application for text amendment to East Hartford Zoning Regulations Section 401.2 Special Permit uses in the B-1 Zone, proposal to add new section 401.2.Y. - Extended Stay Hotels with Special Permit criteria.
Applicant: Kautilya East Hartford Hotel LLC
- B. SPECIAL PERMIT APPLICATION:** 363 Roberts Street – Under Section 401.2.f, 401.2.h, 401.2.i, and 401.2.p. Special Permit application for redevelopment of existing hotel to include a restaurant with drive-through and serving alcoholic beverages under a hotel permit.
Assessors Map/Lot: 35/34
Applicant: Kautilya East Hartford Hotel LLC
- C. SPECIAL PERMIT APPLICATION:** 363 Roberts Street – Under proposed Section 401.2.y. Special Permit application for redevelopment of existing hotel to include extended stay hotel rooms.
Assessors Map/Lot: 35/34
Applicant: Kautilya East Hartford Hotel LLC
- D. TEXT AMENDMENT APPLICATION:** Under Section 712; Application for text amendment to amend section 200 Cannabis Establishments definitions, amend section 403.2, 502.2, 503.2, special permit uses in the B-3, I-2, and I-3 relevant to Cannabis Establishments.
Applicant: East Hartford Planning and Zoning Commission

REGULAR MEETING

2. OLD BUSINESS

- A. SITE PLAN MODIFICATION APPLICATION:** 364-374 Silver Lane – Under Section 702; Application for Site Plan Modification for drive-thru improvements and shed construction
Assessors Map/Lot: 23/25, 23/27
Applicant: 364 Silver lane, LLC c/o T&J Zafiris Inc.

3. NEW BUSINESS

- A. TEXT AMENDMENT APPLICATION:** Under Section 712; Application for text amendment to East Hartford Zoning Regulations Section 401.2 Special Permit uses in the B-1 Zone, proposal to add new section 401.2.Y. - Extended Stay Hotels with Special Permit criteria.
Applicant: Kautilya East Hartford Hotel LLC
- B. SPECIAL PERMIT APPLICATION:** 363 Roberts Street – Under Section 401.2.f, 401.2.h, 401.2.i, and 401.2.p; Special Permit application for redevelopment of existing hotel to include a restaurant with drive-through and service of alcoholic beverages under a hotel permit.
Assessors Map/Lot: 35/34
Applicant: Kautilya East Hartford Hotel LLC
- C. SPECIAL PERMIT APPLICATION:** 363 Roberts Street – Under proposed Section 401.2.y. Special Permit application for redevelopment of existing hotel to include extended stay hotel rooms.
Assessors Map/Lot: 35/34
Applicant: Kautilya East Hartford Hotel LLC
- D. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE:** 400 Main Street – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate to construct an engineered control to address contaminated soils.
Assessors Map/Lot: 20/45
Applicant: Raytheon Technologies Corporation/Pratt and Whitney Division

4. OTHER BUSINESS

- A. ZONING REGULATIONS REWRITE:** Discussion of comments and potential edits for immediate review vs. later refinement following November 3rd Public Information Meeting. PZC Work session to finalize regulations is scheduled for Wednesday November 30th at 6:00 PM in the East Hartford Town Hall Council Chambers.
- B. BOND RELEASE REQUEST:** 75 Burnside Avenue. Erosion and Sedimentation Control bond release in conjunction with approved special permit and site plan for gasoline station. Bond release amount is \$18,265.00 plus interest.
- C. BOND RELEASE REQUEST:** 400 Roberts Street. Erosion and Sedimentation Control bond releases for filling and excavation of vacant property. Bond release amount(s) are \$45,000.00 plus interest and \$5,795.00 plus interest.

D. CGS 8-24 REFERRAL: Acceptance of modified open space easement in conjunction with approved 5-lot subdivision for 300-acre parcel at Rentschler Field.

E. ADOPTION OF 2023 PLANNING AND ZONING COMMISSION MEETING SCHEDULE

5. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes – October 12, 2022

B. Planning and Zoning Public Information Meeting Minutes – November 3, 2022

6. ADJOURNMENT

(REMOTE MEETING DETAILS ARE ON THE NEXT PAGE)

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

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

Or call in (audio only)

[+1 929-235-8441,,645092374#](#) United States, New York City

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The meeting will also 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>