

**WORKSHOP MINUTES  
PLANNING AND ZONING COMMISSION  
JANUARY 12, 2022**

A Workshop of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers at Town Hall, 740 Main Street, East Hartford CT on January 12, 2022.

**CALL TO ORDER**

The meeting was called to order at 6:00 p.m.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair (via Teams)  
Carol Noel, Secretary  
Valentine Povinelli  
Stephen Roczynski  
Sidney Soderholm  
Melissa-Sue John, Alternate (via Teams)  
Wesaneit Tsegai, Alternate (via Teams)

**Absent:**

**Also Present**

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members, including M. John, Alternate.

**ACCESSORY DWELLING UNIT REGULATIONS**

J. Cormier presented the Public Act (PA) 21-29, Section 6, which establishes a provision that allows accessory dwelling units (ADU) by right on any property that contains a single family residence. The Commission voted to opt-out at the previous meeting and desired to create new ADU regulations that used criteria from the State framework as well as other town regulations. The purpose is to allow flexibility to reuse existing garages and accessory structures while providing oversight and protections to neighboring residents for detached ADU's. The consensus of the Commission was that detached ADU's might require special use permit approval whereas attached or interior ADU's might be treated as an as of right use.

The Commission reviewed other town ADU regulations for sample criteria including the following: West Hartford, Tolland, Manchester, South Windsor, Glastonbury, and Windsor. It was the consensus of the Commission to use the Tolland regulations as a template because they are presented in a way that is very readable and understandable to the general public.

J. Cormier explained that he will create a working draft for the Commission to review at their next meeting.

Meeting adjourned at 7:00 p.m.

TOWN CLERK  
EAST HARTFORD

2022 FEB 16 PM 1:59

*Robert A. Rait*