

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 13, 2021**

A Regular Session of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft “Teams” in Town Hall, 740 Main Street, East Hartford CT on January 13, 2021.

CALL TO ORDER

The meeting was called to order at 7:30 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Stephen Roczynski
Valentine Povinelli
Sidney Soderholm
Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Absent

Carol Noel, Secretary
Travis Simpson

Also Present

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members, including Alternates John and Tsegai.

APPROVAL OF MINUTES

- Public Hearing Minutes – November 18, 2020

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the public hearing meeting minutes of November 18, 2020.

- Regular Meeting Minutes – November 18, 2020

Upon a motion by Hank Pawlowski, seconded by Val Povinelli, the Commission **Voted (7-0)** to the regular meeting minutes of November 18, 2020.

ZONING TEXT AMENDMENT: Under Section 711; amendment to add a new floating zone, Section 605 Planned Development District, and associated requirements and standards that provides flexibility to

encourage a higher density of activity, mixed uses, design standards, and environmental protections in accordance with a Master Plan and site plan approval.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Sid Soderholm, seconded by Wesaneit Tsegai, the Commission **Voted (7-0)** to **continue** the public hearing on the above text amendment until the February 10th meeting.

MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL** – Permanent easement acquisition at various locations along Silver Lane for sidewalk installation as recommended in the Silver Lane Revitalization Plan.

Upon a motion by Val Povinelli, seconded by Hank Pawlowski, the Commission **Voted (7-0)** for a **favorable recommendation** of the 8-24 referral to obtain permanent easements at various locations along Silver Lane for sidewalk installation as recommended in the Silver Lane Revitalization Plan.

- **Zoning Regulation Revision:**

Discussion of New Provisions to Regulate Small Box Discount Stores (“Dollar” Type Stores)

Town Planner Jeff Cormier led a discussion on limiting the number of dollar stores based on their proximity to each other. He showed the Commission maps with 1,000 ft. and 2,000 ft. buffers. It was the consensus of the Commission that the 2000 ft. buffer was preferred.

Clarification of the Distance Requirements for Alcoholic Liquors Under Section 222

While working with Planimetrics on rewriting the current Zoning Regulations, it came to the Town Planner’s attention that under Section 222 entitled “Alcoholic Liquors”, the distance requirements for consumption – meaning restaurants with liquor licenses – is that establishments with liquor licenses are not allowed within 1,000 feet of each other.

It was the consensus of the Commission that the intent of this regulation was not to prohibit restaurants from opening up near each other, but to prohibit multiple bars and taverns – that only sell liquor and not food– to open near each other.

Revising Dimensional Requirements on the B-6 District

It was the consensus of the Commission to make the dimensional requirements of the B-6 zone consistent with other business zones.

- **P&Z FY 2022 Budget**

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the Planning & Zoning Commission’s Fiscal Year 2022 budget as presented.

Town Planner Jeff Cormier spoke to the Commission regarding a recent inquiry on allowing a 4-bay garage under zoning regulation 214 which deals with accessory structures and uses in a residential zone. The Commission agreed that a 4th bay requires a special permit and “motor vehicle” should be defined in the revised regulations.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.