

Robert J. Bart

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 9, 2022**

2022 FEB 16 PM 1:59

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on February 9, 2022. **EAST HARTFORD**

CALL TO ORDER

The meeting was called to order at 7:02 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)

Also Present

Jeff Cormier, Town Planner

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

APPROVAL OF MINUTES

- Public Hearing Minutes – January 12, 2022

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the public hearing minutes of January 12, 2022.

- Regular Meeting Minutes – January 12, 2022

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the regular session minutes of January 12, 2022.

REVIEW OF DRAFT ACCESORY DWELLING UNIT REGULATIONS

Jeffrey Cormier, Town Planner, presented the draft of the ADU regulations from the previous workshop on 1/12/22. The regulations from Tolland were used as a model format and the draft includes provisions that

require special use permit approval for detached ADU's, have a homeownership requirement on the lot, floor area requirement, and off-street parking consideration.

Commissioner Stephen Roczynski commented that the homeownership requirement was only for certain single-family districts, and not two or three family districts. Sidney Soderholm requested the owner of record language be revised to "an owner of record" to clarify that any of the owners listed on the deed can reside on the property to meet the homeownership requirement. Additionally it should be made clear that anything other than a detached ADU will be as of right.

Mr. Cormier explained how setback requirements may afford residents the flexibility to reuse existing detached garages or accessory structures, which will require a special use permit. Pursuant to the special permit process a public hearing is required and a sign is posted on the property for 15 days prior to the meeting. The Commission discussed the merits of requiring both the sign and certified mailing to adjacent property owners.

It was the consensus of the Commission to include the following provisions in the working draft: prohibition of an ADU use variance, attached or detached ADU no taller than the existing or proposed house, no setback requirements for existing nonconforming structures/new structures meet 6' setback requirement, and no additional curb cuts.

Mr. Cormier explained that he will contact the Fire Marshal and Building Official to get more information on minimum dwelling unit sizes, basement dwelling units, and also add more pictures to show attached/detached structures.

MISCELLANEOUS

Jeffrey Cormier, Town Planner, let the Commission know about the Special Town Council meeting the previous evening, 2/8/22, where National Development informally presented their project at Rentschler Field. It generally includes uses such as logistic centers, research and development, and office. They are hosting an informational meeting on Wednesday, 2/16/22, at Goodwin Conference Facility at 6 p.m.

They have submitted a Plan of Conservation and Development map amendment to change the Future Land Use designation from "Mixed Use" to "Light Industry", which is more compatible with the proposed uses. The item has been referred to Town Council and the Capitol Region Council of Government pursuant to State Statute. It may be on the next meeting agenda on 3/9/22 if reports from both agencies are received by that date.

The Town Council is having a Special Meeting on Thursday, 2/10/22, at 6:30 p.m. for a presentation by Jasko Development, the proposed developer of the former Showcase Cinemas site.

P.A. 21-29 requires all municipalities to prepare and adopt an affordable housing plan by 6/1/22. Although East Hartford is an exempt community having approximately 16% affordable housing, the specific language used in the Act includes all towns. J. Cormier explained that he will likely compile existing housing and demographic data from the Plan of Conservation and Development and recent text amendments and projects, such as Veterans Terrace.

ADJOURNMENT

The meeting adjourned at 9:10 p.m.