

*Robert J. Cook*

2021 FEB 11 A 10:59

**REGULAR SESSION MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 10, 2021**

TOWN CLERK  
EAST HARTFORD

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 February 10, 2021.

**CALL TO ORDER**

The meeting was called to order at 8:10 p.m.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Travis Simpson  
Stephen Roczynski  
Valentine Povinelli  
Sidney Soderholm  
Melissa-Sue John, Alternate  
Wesaneit Tsegai, Alternate

**Also Present**

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members.

**APPROVAL OF MINUTES**

- Public Hearing Minutes – January 13, 2021

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission **Voted (7-0) to approve** the public hearing meeting minutes of January 13, 2021.

- Regular Meeting Minutes – January 13, 2021

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission **Voted (7-0) to approve** the regular meeting minutes of January 13, 2021.

**ZONING TEXT AMENDMENT (continued from 1/13/21):** 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 Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above text amendment as presented with an effective date of 15 days after notice of publication of decision with the following conditions:

1. Add a public hearing notice requirement to notify abutters within 100' of proposed zone change.
2. Add an expiration date of 5 years from the date of approval for the start and continuation of improvements to the property.
3. Any minor plan modifications can be reviewed/approved through the site plan approval process.

**ZONING TEXT AMENDMENT:** Under Section 711; revision to Section 222 Alcoholic Liquors to remove the 1,000 ft. distance requirement for on-site consumption between restaurants and other establishments having any type of liquor permit and other minor revisions.  
Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above text amendment as presented with an effective date of 15 days after notice of publication of decision.

#### MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL** – Brookside Lane; acceptance of the property from the State of Connecticut and acceptance of Brookside Lane as a public highway and Town road.

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** for a **favorable recommendation** of the 8-24 referral to accept Brookside Lane from the State of Connecticut as a public highway and town road.

- General Discussion Regarding Composting Facility As A New Use And Proposed Goodwin University Composting Facility

Connor Martin, Fleet Manager for Goodwin University, addressed the Commission and presented a proposed new location for a composting facility. The location is proposed to be in a clearing at the end of South Meadow Lane near the former clubhouse. Jeff Cormier, Town Planner, recalled Commission concerns from the previous meeting as being in a residential district, in close proximity to mobile homes at Rivermead Mobile Home Community, possible odor from the compost facility, and potential truck traffic in the area. The Commission felt this location was more appropriate than the previous one and would minimize impacts to the community. Engineering staff provided comments with regards to its location in a floodplain, previous complaints received about the activity, and that it would require review and approval of the Inland Wetlands Commission. Jeff Cormier explained that this use is currently not permitted in the Zoning Regulations and would have to be applied for through a Text Amendment application. Goodwin may also want to meet with Engineering staff and the Inland Wetlands Commission to address any concerns. The Commission provided favorable feedback toward allowing composting as an accessory use with certain conditions and site plan requirements. Jeff Cormier explained that he can begin to examine how provisions can be structured to allow composting as an accessory use in the Regulations.

#### ADJOURNMENT

The meeting adjourned at 9:28 p.m.