

**SPECIAL SESSION MINUTES
PLANNING AND ZONING COMMISSION
MARCH 8, 2022**

A Special Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on March 8, 2022.

CALL TO ORDER

The meeting was called to order at 6:24 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair (via Teams)
Carol Noel, Secretary
Valentine Povinelli
Sidney Soderholm
Peter Marra
Wesaneit Tsegai, Alternate (via Teams)

Absent:

Stephen Roczynski
Melissa-Sue John, Alternate

Also Present

Jeff Cormier, Town Planner

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

APPROVAL OF MINUTES

- Regular Meeting Minutes – February 9, 2022

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** to approve the regular session minutes of February 9, 2022.

- Workshop Minutes – January 12, 2022

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** to approve the workshop minutes of January 12, 2022.

- Workshop Minutes – February 2, 2022

Upon a motion by Val Povinelli, seconded by Carol Noel, the Commission **Voted (7-0)** to approve the workshop minutes of February 9, 2022.

Robert J. Paul
2022 MAR -9 PM 12:24
TOWN CLERK
EAST HARTFORD

REVOCATION OF SPECIAL USE PERMIT AND SITE PLAN MODIFICATION APPROVAL FROM 8/11/2021 MEETING:

SPECIAL USE PERMIT: 300 Connecticut Boulevard – Under Section 403.2.a; redevelop an existing automotive sales and service facility for use as an automotive service center facility to include repair, service, maintenance, collision and auto body repair, display, delivery and indoor storage of new and pre-owned automobiles, energy products and offerings, and related parts and accessories, and for general office purposes, consistent with all legal requirements.

Assessor's Map-Lot: 5-163

Applicant: East Hartford, CT (300 Connecticut) LLC,

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** to **revoke** the above special use permit application approval that was passed at the August 11, 2021 Planning and Zoning Commission meeting.

SITE PLAN MODIFICATION: 300 Connecticut Boulevard – Under Section 702; site modifications including widening the grass buffer strip along Governor Street, new grass strip separating the parcel from the corner lot located at 262 Connecticut Boulevard, new curbing, sealcoating and restriping, and new accessible spaces.

Assessor's Map-Lot: 5-163

Applicant: East Hartford, CT (300 Connecticut) LLC

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** to **revoke** the above site plan modification application approval that was passed at the August 11, 2021 Planning and Zoning Commission meeting.

PLAN OF CONSERVATION AND DEVELOPMENT MAP AMENDMENT: Amend the 2014 Plan of Conservation and Development Future Land Use Plan (Figure 48) by changing approximately 300 acres of Rentschler Field from "mixed use" to "light industry" land use designation to support site development for industrial uses.

Applicant: ND Acquisitions, LLC

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **amend** the 2014 Plan of Conservation and Development Map as presented with an effective date of fifteen days after date of publication.

REVIEW OF DRAFT ACCESSORY DWELLING UNIT REGULATIONS

Town Planner, Jeff Cormier, began a discussion on the proposed regulations for accessory dwellings. He reviewed the changes that he made with the Commissioners. Commissioner Pawlowski inquired on the possibility of creating an additional curb cut for the accessory dwelling. Commissioner Soderholm asked about the set-backs for the accessory dwelling and the primary dwelling as well. It was the consensus of the Commission that the regulations be on the April 13, 2022 agenda.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASE REQUEST:** 99 Ash Street – Bond release in the amount of \$13,400 for erosion and sedimentation controls associated with site modifications for the Kia of East Hartford approval on 11/8/17.

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **release** the bond in the amount of \$13,400 for erosion and sedimentation control associated with the site modifications for Kia of East Hartford as approved at the November 8, 2017 Planning & Zoning Commission meeting.

- **BOND RELEASE REQUEST:** 99 Ash Street and 381 Connecticut Boulevard – Bond release in the amount of \$7,800 for erosion and sedimentation controls associated with construction of an inventory lot for the Kia of East Hartford approval on 5/15/19.

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **release** the bond in the amount of \$7,800 for erosion and sedimentation control associated with the construction of an inventory lot for Kia of East Hartford as approved at the May 15, 2019 Planning & Zoning Commission meeting.

- **BOND RELEASE REQUEST:** 298-306 Governor Street – Bond release in the amount of \$2,900 for erosion and sedimentation controls associated with site modifications for the Enterprise Rent A Car approval on 11/8/17.

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the release of the bond in the amount of \$2,900 for erosion and sedimentation control associated with site modifications for the Enterprise Rent-A-Car as approved at the November 8, 2017 Planning & Zoning Commission meeting.

MISCELLANEOUS

Town Planner Jeff Cormier presented the 60-day extension request for the Site Plan Application for 1022 Burnside Avenue that will be heard at the next Inland-Wetlands Commission meeting.

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission voted **(7-0)** to **grant** a 60-day extension for the above site plan application for 1022 Burnside Avenue.

Planner Cormier read the appointment letter for the new Commissioner, Peter Marra.

Chair Ryan asked for construction updates on three fueling stations: 530 Main Street, 179 Main Street, and 249-257 Silver Lane. Mr. Cormier explained that all are progressing very slowly. 249-257 Silver Lane has just recently submitted a signage package. 179 Main Street has installed pumps but has to construct the approved peaked roof canopy. 530 Main Street should not receive a Certificate of Occupancy until the kiosk is removed and new landscaping is installed per the approved plans.

Chair Ryan asked about the status of the Pizza Hut conversion to Boston Market on Silver Lane. There was no updated information that Planner Cormier could share with the Commissioners.

Peter Marra asked about the progression of 310 Main Street, Squeeky's Laundromat, which had a new building façade constructed. Planner Cormier explained that the laundry machines are back ordered until at least June 2022.

Sid Soderholm inquired about training opportunities for Commissioners. Planner Cormier indicated that he will resend the email for the CT Federation of Planning and Zoning Agencies invite to their annual meeting and keep the Commission apprised of other opportunities.

ADJOURNMENT

The meeting adjourned at 7:02PM.