

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
MARCH 11, 2020**

A Regular Session of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford CT on March 11, 2020.

CALL TO ORDER

The meeting was called to order at 7:15 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Travis Simpson
Valentine Povinelli
Sidney Soderholm
Wesaneit Tsegai, Alternate (arrived 7:42p.m.)

Absent

Carol Noel, Secretary
Stephen Roczynski

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum with 5 voting members present.

APPROVAL OF MINUTES

- Public Hearing Minutes – February 19, 2020

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (5-0)** to **approve** the Public Hearing minutes of February 19, 2020.

- Regular Meeting Minutes – February 19, 2020

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (5-0)** to **approve** the Regular Session minutes of February 19, 2020.

PRELIMINARY AND FINAL SUBDIVISION: 215-221 Park Avenue – The addition of a new lot line west of the buildings located at 215 and 221 Park Avenue to create a new parcel.

Assessor's Map-Lot: 26-326

Applicant: Daniel Rosow

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TOWN CLERK
EAST HARTFORD

Robert J. Paek

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (5-0)** to **approve** the above preliminary and final subdivision with waivers from the subdivision regulations as follows:

Section 4.6D Existing Site Conditions

- (2) Existing topographic contours extending 200 feet beyond the subdivision boundary. No new development or earthwork activities are proposed with this subdivision application.
 - (3) Other rights-of-way and easements within 200 feet of the subdivision boundaries. No rights-of-way or easements exist on the property and no additional development is proposed with this subdivision application.
 - (4) Drainage structures on the subdivision and within the 200 feet of its boundaries.
 - (5) Other utility structures within 200 feet of the subdivision boundaries. The utilities servicing the existing structures are shown. No additional development or utility construction is proposed with this subdivision application.
 - (6) Marshes, ponds, streams or similar conditions. No additional development or earthwork activities are proposed with this subdivision application.
 - (7) Seepage or Boring Data. No additional development or earthwork activities are proposed with this subdivision application.
2. Section 4.6E Proposed Site Conditions
- (3) Proposed topographic contours. No additional development or earthwork activities are proposed with this subdivision application.
 - (5) Proposed storm water drainage system plan. No additional development, earthwork or storm drainage system construction activities are proposed with this subdivision application.
3. Section 5.0 A Submission of the Final Layout
- (5) The Public Improvement and Utilities Plan and Profiles drawings.
 - (6) Letter from the Board of Education acknowledging the number of residential lots proposed. No additional residential lots area proposed with this subdivision application.
4. Section 5.4 H Final Layout Requirements General Information Required
- (5) Proposed topographic contours of the area to be subdivided extending 100 feet beyond the subdivision boundary. No additional residential lots or earthwork activities are proposed with this subdivision application.
5. Section 5.4 K Final Layout Requirements Conservation Plan
- (1-10) Erosion and Sedimentation Control Information. No earthwork activities or soil disturbance is proposed with this subdivision application.
6. Section 5.5F Final Layout Drainage System Requirements
- (1-6) Drainage System Information. No additional development or drainage system construction is proposed with this subdivision application.
7. Section 8.7 Street Trees
- (8.7A) Two shade and/or flowering trees shall be planted on the street frontage of all new lots. No new lots are proposed with this subdivision application.

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to **approve** the above preliminary and final subdivision with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.

2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.
3. Applicant shall file the access easement in the town's land records.

SITE PLAN APPLICATION: Under Section 210; update existing directional, ground, and wall signage with new name and logo for "Goodwin University", resulting in no increase to sign sizes for approximately thirty (30) signs at the following locations:

- 9, 125, 133, 195, 211, 247 Riverside Drive
- 1, 2 Pent Road
- 269 Willowbrook Road
- 2 King Court (403 Main Street Bldg 2)
- 345, 349, 351, 403, 1137 Main Street

Applicant: Adams Ahearn Sign Solutions – Christopher Adams

Upon a motion by Travis Simpson, seconded by Sid Soderholm, the Commission **Voted (5-0) to approve** the above site plan application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: Under section 217; disturbance of approximately 1,052,100 sq. ft. of land for the 2020 Roadway Improvement Project consisting of roadway mill & overlay, curb resetting and replacement, utility structure adjustments, pavement markings, drainage, signage and landscaping improvements for twelve (12) roads.

Applicant: Town of East Hartford

Upon a motion by Sid Soderholm, seconded by Travis Simpson, the Commission **Voted (5-0) to approve** the above soil erosion and sedimentation control application with the following condition:

1. The Applicant shall provide a proper off-site storage area which shall include (a) soil erosion & sedimentation control measures; (b) a vehicle tracking pad; (c) dust control measures; and (d) construction fencing.

MINOR FLOOD HAZARD DEVELOPMENT: Under Section 601, construction associated with the 2020 Roadway Improvement Project consisting of roadway mill & overlay, curb resetting and replacement, utility structure adjustments, pavement markings, drainage, signage and landscaping improvements for twelve (12) roads.

Applicant: Town of East Hartford

Upon a motion by Travis Simpson, seconded by Sid Soderholm, the Commission **Voted (5-0) to approve** the above minor flood hazard development application with the following condition:

1. The Applicant shall provide a proper off-site storage area which shall include (a) soil erosion & sedimentation control measures; (b) a vehicle tracking pad; (c) dust control measures; and (d) construction fencing.

MISCELLANEOUS

- **Proposed Zoning Regulation Revision:** Silver Lane Design Development District – CHA Consulting, Inc.

The Town's on-call planning consultant John Guskowski of CHA Consulting, Inc. reviewed the first draft of the Silver Lane Development District (SLDD) regulations with the Commissioners. Suggestions from the Commissioners included (1) landscaping requirements; (2) location of buildings closer to the street with parking behind the buildings; (3) more flexibility on height requirements; and (4) more forward-thinking language. Mr. Guskowski said that he would work with the Town Planner to incorporate the Commissioners ideas into a new draft of the SLDD by the next meeting date.

- Town Planner Jeffrey Cormier discussed a recent proposal from Goodwin University to operate a composting area in the vicinity of High Street. Composting is not addressed in the zoning regulations. The proposed area would be on property owned by Goodwin University located at 217 High Street and accessed from 223 and 209 High Street. The Commission requested a representative from Goodwin University attend the next P&Z meeting to get more information on the proposal.
- Jeffrey Cormier shared a letter from resident T. Brian Millette to the Town Council requesting that the ordinance for major recreation vehicles be revised to increase the time a RV can be parked on a driveway in the front yard. The Commission directed Jeffrey Cormier to draft a letter to the Town Council Ordinance Committee requesting to be part of the process for revising the ordinance and zoning regulations to ensure consistency.
- Jeffrey Cormier informed the Commission about a temporary demonstration project at the intersection of Gold Street and Silver Lane that would restrict vehicle access to one-way northbound. Residents expressed concern about sight lines exiting Gold Street onto Silver Lane at previous Silver Lane public meeting. The demonstration project would occur between April and September of 2020.

ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner