

**PUBLIC HEARING MINUTES
PLANNING AND ZONING COMMISSION
APRIL 13, 2022**

A Public Hearing of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford, CT on April 13, 2022.

Chair Ryan opened the public hearing at 7:00 p.m. Secretary Noel then read the legal ad for this public hearing, which was published in the Journal Inquirer on Thursday, March 31, 2022 and Thursday, April 7, 2022.

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Sidney Soderholm
Peter Marra
Stephen Roczynski
Melissa-Sue John, Alternate

Absent:

Wesaneit Tsegai, Alternate

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum with 7 voting members.

Ed Marsteiner and Attorney Robert DeCrescenzo presented the following 2 agenda items to the Commissioners:

ZONING MAP CHANGE: Consolidated Lot No. 1 (Rentschler Field) – Under Section 603; Master Plan application for the development of a 300 acre portion of Rentschler Field located in the Design Development District to include retail/mixed use, high-tech manufacturing and research/development, logistics centers, and service and repair facility uses.

Assessor's Map-Lot: TBD

Applicant: ND Acquisitions LLC

ZONING TEXT AMENDMENT: Consolidated Lot No. 1 (Rentschler Field) – Under Section 603; Master Plan application for the development of a 300 acre portion of Rentschler Field located in the Design Development District to include retail/mixed use, high-tech manufacturing and research/development, logistics centers, and service and repair facility uses.

Assessor's Map-Lot: TBD

Applicant: ND Acquisitions LLC

No one came forward to speak on either of the two above agenda items.

Jonathan Ralphs presented the following 2 agenda items to the Commissioners:

SPECIAL USE PERMIT: 317 Main Street – Under Section 402.2; construction of a new 2,300 sq. ft. restaurant/automobile oriented use including parking, drainage, lighting, and landscaping for “Popeyes Louisiana Kitchen” restaurant.

Assessor’s Map-Lot: 20-20

Applicant: Lawrence BenBassett

SPECIAL USE PERMIT: 317 Main Street – Under Section 402.2; addition of a drive through facility associated with the construction of a new restaurant/automobile oriented use for “Popeyes Louisiana Kitchen” restaurant.

Assessor’s Map-Lot: 20-20

Applicant: Lawrence BenBassett

No one came forward to speak on either of the two above agenda items.

Laura Floyd presented the following agenda item to the Commissioners:

ZONING MAP AMENDMENT: 770 Main Street (AKA 768-770 Main) – Under Section 713; zoning map change from the Business 5 (B-5) district to the Business 2 (B-2) district for the property currently occupied by the YMCA.

Assessor’s Map-Lot: 13-438/PT

Applicant: Laura Floyd

No one came forward to speak.

Jeff Cormier, Town Planner, will ask the Commission to postpone the following agenda item until the May 11, 2022.

ZONING TEXT AMENDMENT: Under Section 711; amendment to establish provisions for accessory dwelling units to be allowed on single family lots in any zone subject to certain requirements.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to start the Regular @ 8:56 p.m.