

Robert J. Paek

2021 APR 16 A 8:53

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
APRIL 14, 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 April 14, 2021.

CALL TO ORDER

The meeting was called to order at 7:25 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Travis Simpson
Valentine Povinelli
Sidney Soderholm
Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Absent

Carol Noel, Secretary
Stephen Roczynski

Also Present

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members, including Alternates John and Tsegai.

APPROVAL OF MINUTES

- Public Hearing Minutes – March 10, 2021

Upon a motion by Hank Pawlowski, seconded by Melissa-Sue John, the Commission **Voted (7-0)** to **approve** the public hearing meeting minutes of March 10, 2021.

- Regular Meeting Minutes – March 10, 2021

Upon a motion by Hank Pawlowski, seconded by Val Povinelli, the Commission **Voted (7-0)** to **approve** the regular meeting minutes of March 10, 2021.

SPECIAL USE PERMIT: 300 Connecticut Boulevard – Under Section 403.2.a; redevelop an existing automotive sales and service facility for use by an electric car manufacturer as a service center and showroom to conduct repair, maintenance, charging, and storage of new and pre-owned vehicles.

Assessor's Map-Lot: 5-163

Applicant: Insite Development Services, LLC

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above special use permit 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.

SITE PLAN APPLICATION: 300 Connecticut Boulevard – Under Section 210.2.d; request for a third business sign, which includes two wall signs and one ground sign totaling approximately 100.4 sq. ft. for the Tesla Service Center and Showroom

Assessor's Map-Lot: 5-163

Applicant: Insite Development Services, LLC

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** 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.

SPECIAL USE PERMIT: 808 Silver Lane (AKA 794-810 Silver Lane) – Under Section 406.2.o; request to allow the sale of alcoholic beverages for a new restaurant "Malibu Sports Bar and Lounge".

Assessor's Map-Lot: 45-130

Applicant: Malibu Sports Bar and Lounge, LLC

Upon a motion by Wes Tsegai, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above special use permit 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. A sign permit application is required for the new business signage.
4. A change to the approved floor plan may require a new special permit application pursuant to Section 207.9 of the Regulations.

SITE PLAN APPLICATION: 144 and 148 Roberts Street – Under Section 702; construction of a new 36 space parking lot to relocate Greater Hartford Transit District employee parking with new lighting, landscaping, drainage, and retaining wall, and converting existing employee spaces into bus parking.

Assessor's Map-Lot: 35-19, 35-18

Applicant: Greater Hartford Transit District

Upon a motion by Sid Soderholm, seconded by Travis Simpson, the Commission **Voted (7-0) 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.
3. The lots located at 144 & 148 Roberts St. are combined prior to the issuance of a Building Permit.
4. Revise the cover sheet to include the application types and map/lot information

SOIL EROSION AND SEDIMENTATION CONTROL PLAN: 144 and 148 Roberts Street – Under Section 217; disturbance of approximately 25,370 sq. ft. of land for construction of a new 36 space parking lot with new lighting, landscaping, drainage, and retaining wall for Greater Hartford Transit District.

Assessor's Map-Lot: 35-19, 35-18

Applicant: Greater Hartford Transit District

Upon a motion by Hank Pawlowski, seconded by Val Povinelli, the Commission **Voted (7-0) to approve** the above soil erosion and sedimentation control plan 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 provide a financial guarantee in the amount of \$9,600.00.
4. The lots located at 144 & 148 Roberts St. are combined prior to the issuance of a Building Permit.
5. Revise the cover sheet to include the application types and map/lot information.

SITE PLAN APPLICATION: 51 Applegate Lane – Under Section 702; site work for the renovation of the former nursing home into an assisted living facility including reconfiguring the parking layout, adding accessible spaces, decks for units, new sidewalk.

Assessor's Map-Lot: 46-19

Applicant: 51 Applegate Partners

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** 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.
3. Revise cover sheet to show plan information in larger font.

MINOR FLOOD HAZARD DEVELOPMENT: 51 Applegate Lane – Under Section 702; site work near Willow Brook for the renovation of the former nursing home into an assisted living facility including reconfiguring the parking layout, adding accessible spaces, decks for units, new sidewalk.

Assessor's Map-Lot: 46-19

Applicant: 51 Applegate Partners

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above minor flood hazard development 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.
3. Applicant shall provide a financial guarantee in the amount of \$5,500.00.
4. Revise cover sheet to show plan information in larger font.

MISCELLANEOUS

- Impervious surface regulations for parking in commercial/industrial districts

Jeffrey Cormier, Town Planner, explained that the town's Zoning Regulations require that patronized parking in commercial/industrial areas be paved (bituminous surface), not gravel only. He suggested that there should be more flexibility in allowing graveled parking spaces, with the approval of the Town Engineer, since that will decrease the storm water run-off. It was the consensus of the Commission that the Town Plan draft a revision to the current regulation to be discussed at a future meeting.

- **Brewery/Brew Pub and Distillery uses**

Town Planner Jeffrey Cormier explained that the owners of breweries, brewpubs and distilleries are required to obtain a State license to operate this type of facility. Lately, the State has expanded what is allowed under the provisions of that particular license. In some instances, the town's regulations are more stringent than the State's regulations. In other words, the State license needed to operate a brewery, brewpub or distillery will allow the licensee to do more than what the town will allow. Mr. Cormier will review the current town regulation relative to the expanded provisions allowed by the State license.

- **Design Development District**

Jeffrey Cormier, Town Planner, reviewed the purpose of the DDD's with the Commission as stated under Section 603.2 that they are special detailed use floating zones of undetermined location for large scale development sites. A floating zone is meant to provide increased flexibility while emphasizing long range planning goals, and once placed becomes the new zoning district. By contrast an overlay zone adds an additional regulatory layer to an existing district and once placed is generally still subject to the provisions of the underlying zone. Mr. Cormier explained that he may present some minor revisions for the DDD's to the Commission that help clarify the original intent.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.