

*Robert J. Bask*

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

2021 NOV 12 AM 10:48

TOWN CLERK  
EAST HARTFORD

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on November 10, 2021.

**CALL TO ORDER**

The meeting was called to order at 8:00 p.m.

**ROLL CALL**

**Present:**

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

**Absent:**

None

**Also Present**

Jeff Cormier, Town Planner

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

**APPROVAL OF MINUTES**

Public Hearing Minutes – October 13, 2021

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

Special Meeting Minutes – October 13, 2021

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the public hearing minutes of October 13, 2021.

**(Postponed from 9/15/21 meeting) ZONING TEXT AMENDMENT:** Under Section 711; amendment to regulate the retail sales and production of cannabis by creating new definitions for retail

establishments permitted by special permit in the B-3 and I-2 districts and for production and delivery establishments permitted by special permit in the B-3, I-2, and I-3 districts.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above zoning text amendment as presented with an effective date of 15 days after notice of publication of decision.

**ZONING TEXT AMENDMENT:** Under Section 711; amendment to Sec. 209.6 to allow lighting levels to exceed 0.5 foot candles over a lot line adjacent to the public right-of-way.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Carol Noel, seconded by Melissa-Sue John, the Commission **Voted (7-0)** to **approve** the above zoning text amendment as presented with an immediate effective date.

**ZONING TEXT AMENDMENT:** Under Section 711; amendment to Sec. 200 to revise the definition of Brewery to Brewery/Distillery, and Brew Pub to Brew Pub/Distillery Pub, and to maintain the uses permitted by Special Permit in the B-1, B-2, B-3, B-4, B-5, B-6, and I-2 districts.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Sid Soderholm, seconded by Melissa-Sue John, the Commission **Voted (7-0)** to **approve** the above zoning text amendment as presented with an effective date of 15 days after notice of publication of decision.

**SPECIAL USE PERMIT:** 215 Burnside Avenue (AKA 1 Ecology Drive) – Under Section 207.10; installation of a 65 ft. by 80 ft. carport structure with metal roof and open sides, and to be fenced surrounding the structure.

Assessor's Map-Lot: 24-12

Applicant: Town of East Hartford

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above special use permit 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.

**SITE PLAN APPLICATION:** 215 Burnside Avenue (AKA 1 Ecology Drive) – Under Section 702; installation of a 65 ft. by 80 ft. carport structure with metal roof and open sides, and to be fenced surrounding the structure.

Assessor's Map-Lot: 24-12

Applicant: Town of East Hartford

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above site plan application with the following condition:

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 applicant has stated that the Base Rail Anchor method to be used is shown as Type 3B- Helical Auger Anchorage on the plans. As long as this method is used, no Inland Wetlands permit will be required. Should a different method be employed, an Inland Wetlands permit would likely be needed.

**MINOR FLOOD HAZARD DEVELOPMENT:** Brewer Street – Under Section 601; reconstruction of Brewer Street extending from Main Street to Jefferson Lane including drainage, sidewalk sections, ADA ramps, signage, pavement markings, and replacement of the structure over Pewterpot Brook.

Assessor's Map-Lot: N/A

Applicant: Town of East Hartford

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (6-1 Nay: Pawlowski)** 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.

**SOIL EROSION AND SEDIMENTATION CONTROL PLAN:** Brewer Street – Under Section 217; land disturbance of approximately 4.46 acres for full reconstruction of Brewer Street.

Assessor's Map-Lot: N/A

Applicant: Town of East Hartford

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (6-1 Nay: Pawlowski)** to **approve** the above soil erosion and sedimentation control 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.

**SITE PLAN APPLICATION:** King Court, Ensign Street, and Willowbrook Road – Under Section 702; installation of approximately 25 light poles for pedestrian streetscape lighting to match existing Goodwin University lighting along Riverside Drive.

Assessor's Map-Lot: 9-7, 9-8, 9-9, 9-10, 9-11, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55/56, 10-75, 10-76, 10-79, 10-148, 10-149, 10-150, 10-

151, 10-152, 10-153, 10-154, 10-155, 10-156, 10-157, 10-158, 10-159, 10-160, 10-161, 10-162, 10-163, 10-164, 10-174

Applicant: Goodwin College Inc., Campus Realty LLC, & Goodwin College King Court LLC

Upon a motion by Carol Noel, seconded by Stephen Roczynski, 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. A Street Excavation Permit is required for all work perform within the Town's Right of Way or on other Town Properties. An Encroachment Permit is required if proposed work will block any portion of a public road. Both permits can be obtained from the Engineering Dept. links on the Town's website.

**SITE PLAN APPLICATION:** 50 Village Street – Under Section 702; construction of a new 48 ft. by 30 ft. auto parts warehouse building addition for “Carstar”.

Assessor's Map-Lot: 5-46/47

Applicant: P. Douglas Kelly

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, 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 the note to reference the correct parking requirement.

**SITE PLAN APPLICATION:** 310 Main Street – Under Section 702; building façade renovation and new signage for “Squeeky's Laundromat”.

Assessor's Map-Lot: 20-35

Applicant: Mohamad Jamal

Upon a motion by Hank Pawlowski, seconded by Melissa-Sue John, 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 applicant is encouraged to plant landscaping to enhance the site.

### MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL** – Locating two telecommunication shelters for Sifi fiber at the Public Safety Complex and East Hartford High School.

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** for a **favorable recommendation** of the 8-24 referral for two telecommunication shelters at the Public Safety Complex and East Hartford High School for the Sifi fiber network project.

- **C.G.S. 8-24 REFERRAL** – Sale of the Redevelopment Agency property at 550-560 Burnside Avenue to Habitat for Humanity for cluster housing development.

Upon a motion by Melissa-Sue John, seconded by Hank Pawlowski, the Commission **Voted (7-0)** for a **favorable recommendation** of the 8-24 referral for the sale of 550-560 Burnside Avenue, owned by the Redevelopment Agency, to Habitat for Humanity for a cluster housing development.

### ADJOURNMENT

The meeting adjourned at 9:28 p.m.