

Robert J. Back

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TOWN CLERK
EAST HARTFORD

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 18, 2020**

A Regular Session of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft "Teams" in Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford CT on November 18, 2020.

CALL TO ORDER

The meeting was called to order at 7:21p.m.

ROLL CALL

Present:

The following individuals were physically present in the Chamber:

John Ryan, Chair
Jeff Cormier, Town Planner
Angela Attenello, Planning & Zoning Commission Clerk

The following Commissioners were present via telephone:

Henry Pawlowski, Vice Chair
Valentine Pavinelli
Sidney Soderholm
Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Absent

Carol Noel, Secretary
Travis Simpson
Stephen Roczynski

The Chair declared a quorum with 5 voting members, including Alternate John.

APPROVAL OF MINUTES

Public Hearing Minutes – October 14, 2020

Upon a motion by Hank Pawlowski, seconded by Melissa-Sue John, the Commission **Voted (5-0)** to **approve** the public hearing meeting minutes of October 14, 2020.

Regular Meeting Minutes – October 14, 2020

Upon a motion by Hank Pawlowski, seconded by Melissa-Sue John, the Commission **Voted (5-0)** to the regular meeting minutes of October 14, 2020.

TEXT AMENDMENT: Under Section 712; proposed revision to Section 604.4 to add Residential Cluster Development as a special permit use in the Incentive Development Zone to allow single-family detached housing units to be developed on a parcel.

Assessor's Map-Lot: N/A

Applicant: Hartford Area Habitat for Humanity

Upon a motion by Sid Soderholm, seconded by Melissa-Sue John, the Commission **Voted (5-0)** to **approve** the above text amendment as presented with an effective date of 15 days after notice of publication of decision.

MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL** – 103 Harvest Lane; sale of Town property to the adjacent property owner located at 99 Harvest Lane to continue the existing use.

Upon a motion by Sid Soderholm, seconded by Val Povinelli, the Commission **Voted (5-0)** for a **favorable recommendation** of the 8-24 referral to sell 103 Harvest Lane to the adjacent property owner located at 99 Harvest Lane to continue the existing use.

- **Zoning Regulation Revision** – Discussion of new provisions to regulate small box discount stores ("Dollar" type stores)


Town Planner Jeff Cormier led the discussion with the Commission on the possible regulation of "dollar" stores in East Hartford. He offered examples of how towns in different regions of the U.S. deal with regulating dollar stores. An effective way is to create a viable definition of what a dollar store is as it relates to zoning regulations. It was the consensus of the Commission to incorporate distance requirements for dollar stores.

- **P&Z Schedule 2021**

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (5-0)** to **approve** the Planning & Zoning Commission's 2021 meeting schedule as presented. See below.

2021 MEETING SCHEDULE EAST HARTFORD PLANNING AND ZONING COMMISSION

The following is a list of the Public Hearing and Regular Meeting dates for the Planning and Zoning Commission. **The Public Hearing and/or Regular Meeting begins at 7:00 p.m. and is held in the Town Council Chambers in Town Hall located at 740 Main Street. Any virtual meetings will have access information on the agenda.** Also included is a list of close-out dates on which all documents must be submitted to be eligible for the listed meeting.

MEETING DATE 	CLOSE-OUT DATES FOR THE FOLLOWING APPLICATIONS:		
	Administrative Applications	Public Hearing Applications except as noted	Zoning Text Amendments, Zoning Map Changes within 500 feet of another municipality and Subdivisions which abut or include land in another municipality.

JANUARY 13, 2021	DECEMBER 29, 2020	DECEMBER 9, 2020	DECEMBER 2, 2020
FEBRUARY 10, 2021	JANUARY 26, 2021	JANUARY 6, 2021	DECEMBER 30, 2020
MARCH 10, 2021	FEBRUARY 23, 2021	FEBRUARY 3, 2021	JANUARY 27, 2021
APRIL 14, 2021	MARCH 30, 2021	MARCH 10, 2021	MARCH 3, 2021
MAY 12, 2021	APRIL 27, 2021	APRIL 7, 2021	MARCH 31, 2021
JUNE 9, 2021	MAY 25, 2021	MAY 5, 2021	APRIL 28, 2021
JUNE 23, 2021	JUNE 8, 2021	MAY 19, 2021	MAY 12, 2021
AUGUST 11, 2021	JULY 27, 2021	JULY 7, 2021	JUNE 30, 2021
SEPTEMBER 8, 2021	AUGUST 24, 2021	AUGUST 4, 2021	JULY 28, 2021
OCTOBER 13, 2021	SEPTEMBER 28, 2021	SEPTEMBER 8, 2021	SEPTEMBER 1, 2021
NOVEMBER 10, 2021	OCTOBER 26, 2021	OCTOBER 6, 2021	SEPTEMBER 29, 2021
DECEMBER 8, 2021	NOVEMBER 23, 2021	NOVEMBER 3, 2021	OCTOBER 27, 2021

ADJOURNMENT

The meeting adjourned at 8:53 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner