

**DESIGN REVIEW MEETING MINUTES
PLANNING AND ZONING COMMISSION
MAY 14, 2014**

A Design Review Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on May 14, 2014.

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

ROLL CALL

Present:

Peter Bonzani, Chair
Kathleen Salemi, Secretary
Paul J. Roczynski
Travis Simpson
Crystal Hernandez (Alternate)
John Ryan (Alternate)

Absent:

Mary Whaples, Vice Chair
Valentine Povinelli
Thomas Fitzgerald
Amy Sawyer (Alternate)

Also Present:

Michael Dayton, Town Planner
Denise Horan, Town Engineer

Chair Peter Bonzani declared a quorum and the Commission would be voting with 6 members, including Alternates John Ryan and Crystal Hernandez.

SITE PLAN APPLICATION – 963 Burnside Avenue, Rehabilitation of an existing Metropolitan District sewage pump station and installation of a new parking surface, fencing and landscaping.
Applicant: Ben Levin, P.E., PMP (Hazen and Sawyer, PC)

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0)** to **approve** the above site plan application, with the following conditions:

1. Provide separate plans for each application.
2. Indicate revision dates in Drawing block for any Sheet that is modified and on the Cover sheet.
3. When drawings are final, please remove “PRELIMINARY NOT FOR CONSTRUCTION” from the bottom of the drawings.

4. Sheet C-01 – Licensed surveyor to stamp this page specifically.
5. Sheet C-02, -03, -04 – Delete floating text “100-FT INLAND WETLAND BUFFER”.
6. Sheet C-02 – Bypass pump piping crosses the storm water swale opening on the southern edge of the property. Detail crossing or indicated how storm water will pass under piping.
7. Sheet C-04 – Add additional dimension for location of gas line off of the South exterior wall of the pump station.
8. Sheet C-04 – Add existing pump station structure dimensions.
9. Sheet C-04 – There may be up to a 2-ft cutback into Burnside Ave (a Connecticut State road) for the driveway and curb reconstruction. Verify a DOT encroachment permit has been preliminary applied for or if Connecticut DOT has approved of construction in the DOT right of way. Curbing and roadway reconstruction must meet CONNDOT standards.
10. Sheet C-04 – Verify vehicle ingress and egress plan during normal maintenance of station with Connecticut DOT. Specifically if vehicle may be parked on roadway while gate is opened/closed for access.
11. Sheet C-03 - Electrical manhole (“EM” on Sheet C-01) is noted as being paved over. Add note to support pole during paving if guy wire is to be removed or verify method to pave under guy wire.
12. Sheet C-06 – Detail 5, 12-inch cutback appears to be only to the top course of bituminous concrete. 12-inch cutback should be through both paving layers prior to repaving.
13. Fence footing detail – verify for an 8-ft tall fence, the footing detail is adequate. Depth appears shallow for 8-ft fence.
14. Final plans are to be signed and stamped by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
15. 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 – 265 Ellington Road, aka School Street Square, Partial façade renovation to an existing shopping center.

Applicant: Sunnstone Construction Services, LLC

Upon a motion by Paul Roczynski, seconded by Crystal Hernandez, the Commission **Voted (6-0)** to **approve** the above site plan application, with the following conditions:

1. 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 – 1403 Main Street, aka Highlands Apartments, Installation of twelve roof-mounted antennas to a penthouse on an existing multi-family structure.

Applicant: Cello Partnership d/b/a Verizon Wireless, Attn: Sandy M. Carter

Upon a motion by Kathleen Salemi, seconded by Travis Simpson, the Commission **Voted (6-0)** to **approve** the above site plan application, with the following conditions:

1. Final plans are to be signed and stamped by the Professional Engineer and/or Land Surveyor 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 LOCATION APPROVAL APPLICATION – 298 Governor Street – under C.G.S. Section 14-54 for ownership change of a general repairer license.

Hoffman Autobody of East Hartford, LLC

Assessors Map #5, Lots #65 & 66

Applicant: David Saling, Hoffman Autobody of East Hartford LLC

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (6-0) to approve** the above site plan application, with the following conditions:

1. 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.
2. Applicant shall revise submitted site plan to only depict 298 Governor Street only and insert “General Repairer License Hoffman Auto-body of East Hartford LLC” into the title block.
3. Applicant shall be limited to the site plan entitled “Map Prepared for Hoffman Auto-body of East Hartford, LLC” property of Governor Street Partners, LLC, 298 Governor Street, East Hartford, Connecticut dated April 29, 2014 File checked and revised to May 1, 2014, Scale as 1”=20’, prepared by Delmastro Survey, 32 Sawmill Road, Rocky Hill, Connecticut 06067, Signed by Emilio J. Delmastro, L.S. State of Connecticut Land Surveyor License Number 7384.
4. Approved plan shall not be modified for licensing purposes without written authorization from the East Hartford Town Planning and Zoning Commission.

ADJOURNMENT

The meeting adjourned at 7:25 P.M.

Respectfully submitted,

Kathleen Salemi, Recording Secretary