

**REGULAR SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
MAY 14, 2014**

A Regular Session 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 7:34PM.

**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  
Thomas Fitzgerald  
Valentine Povinelli  
Amy Sawyer (Alternate)

**Also Present:**

Michael Dayton, Town Planner  
Denise Horan, Town Engineer  
Gary Zalucki, Assistant Zoning Officer

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

**ELECTION OF OFFICERS/REPRESENTATIVES/COMMITTEE MEMBERS** – *postponed from the April 9, 2014 Meeting*

• **CRCOG Alternate Representative**

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (6-0)** to **appoint** Crystal Hernandez as the **CRCOG Alternate Representative**, from the Planning and Zoning Commission.

## APPROVAL OF MINUTES

- Design Review Minutes – April 9, 2014

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (4-0)** to **approve** the Design Review Minutes of April 9, 2014. *(Ms. Hernandez and Ms. Salemi absent from the April 9<sup>th</sup> meeting)*

- Regular Session Minutes – April 9, 2014

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (4-0)** to **approve** the Regular Session Minutes of April 9, 2014. *(Ms. Hernandez and Ms. Salemi absent from the April 9<sup>th</sup> meeting)*

**SPECIAL PERMIT USE APPLICATION** – Under Section 209.2 to allow the allocation of 32 off-site parking spaces located at 33 Leggett Street for the adjacent parcel known as 47 Leggett Street.

Assessors Map #38 Lot 3/4 & 329

Applicant: Rome Clifford Katz & Koerner, LLP

*At the public hearing held prior to this meeting, the above special permit use application was postponed until the June 11, 2014 meeting.*

## REVIEW OF CORRESPONDENCE

- Correspondence from Mr. William A. Ferrigno, President Sunlight Construction Incorporated dated April 24, 2014 regarding a six month extension for Phillips Farm Active Adult Community located off Silver Lane

Upon a motion by Kathleen Salemi, seconded by Crystal Hernandez, the Commission **Voted (6-0)** to grant a six month extension of the site plan approval for Phillips Farm Active Adult Community.

- Memorandum from Milton Gregory Grew; Director of Inspections & Permits dated May 6, 2014 regarding zoning review of proposed replacement mobile homes at Rivermead Mobile Home Park.

It was the consensus of the Commission that when a single-wide unit is being replaced with another single-wide unit, no additional survey documentation is needed. However, when replacing a single-wide unit with a double-wide unit, additional survey documentation will need to be provided to, and approved by, town staff.

## BOND RELEASES/REDUCTIONS/SETTINGS

- Natural Resources Removal and Filling bond setting for 400 Roberts Street  
Applicant: Attorney Richard Hayes

Upon a motion by John Ryan, seconded by Travis Simpson, the Commission **Voted (6-0)** to set the Natural Resources Permit Bond for work at 400 Roberts Street in the amount of \$45,000.00.

## **MISCELLANEOUS**

- **Flood Protection System: MDC Levee Penetration Inspection/Evaluation  
Minor Work Located within the Flood Hazard Zones**

It was the consensus of the Commission that no permit for this activity is needed.

- **Commercial Vehicles in Residential Zones**

Town staff read the provisions for commercial vehicles in residential zones as found in the zoning regulations from the following towns: Glastonbury, Manchester, Bristol, Vernon, Newington and Cromwell.

## **ADJOURNMENT**

The meeting adjourned at 8:31P.M.

Respectfully submitted,

Kathleen Salemi, Secretary