

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
MARCH 11, 2015**

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 March 11, 2015.

CALL TO ORDER

The meeting was called to order at 7:50 PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Kathleen Salemi, Secretary
Travis Simpson
Paul J. Roczynski
Valentine Povinelli
Thomas Fitzgerald
John Ryan (Alternate)
Crystal Hernandez (Alternate) – recused herself at the public hearing held earlier this evening.

Absent

Mary Whaples, Vice Chair
Amy Sawyer (Alternate)

Also Present:

Michael Dayton, Town Planner
Denise Horan, Town Engineer

Chair Bonzani declared a quorum and the Commission would be voting with 7 members, including John Ryan, Alternate, who will vote in the place of Mary Whaples, Vice Chair.

APPROVAL OF MINUTES

➤ Regular Session – February 11, 2015

Upon a motion by Paul Roczynski, seconded by Thomas Fitzgerald, the Commission **Voted (6-0-1)** to **approve** the Regular Session minutes for the February 11, 2015 meeting. *Commissioner Salemi abstains due to her absence. Commissioner Simpson and Alternate Ryan were not present at the February 11th meeting, but reviewed the DVD and record of the meeting and feel justified to vote on these minutes.*

➤ Special Joint Meeting w/Inland-Wetlands Commission – February 18, 2015

Upon a motion by Paul Roczynski, seconded by Thomas Fitzgerald, the Commission **Voted (6-0-1)** to **approve** the Special Joint Meeting minutes for the February 18, 2015 meeting. *Commissioner Salemi abstains due to her absence. Commissioner Simpson was not present at the February 18th meeting, but reviewed the DVD and record of the meeting and feels justified to vote on these minutes.*

➤ Special Joint Meeting w/Inland-Wetlands Commission – February 19, 2015

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (6-0-1)** to **approve** the Special Joint Meeting minutes for the February 19, 2015 meeting. *Commissioner Salemi abstains due to her absence.*

ZONE CHANGE APPLICATION: Master Plan modification request to allow an existing educational facility for an elementary school use for grades 1 to 3 on land located at 1-5, 125,133, 135, 195 (a.k.a 167) and 211 (a.k.a 1) Riverside Drive, 84, 90, 120 Colt Street & 2 Pent Road.

Assessor's Maps #8,9, & 10 Lots #20,1,2,3,4,5&6,12,19,18

Applicant: Goodwin College Inc.

(Postponed from the February 11, 2015 Public Hearing)

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above zone change application with the following conditions:

1. Provide evidence of easements filed for all open space included in the DDD1 Master Plan (urban and alternate).
2. Revise parking calculations to separate the number of parking spaces required (and provided) on individually assessed properties.
3. Provide full detail of the required parking calculations for every building based on the actual area for each separate type of use (include the rate used to calculate required parking and the basis for using that rate). Verify with the Town of East Hartford Inspections and Permits Department that the proposed parking calculations meet the requirements in the Zoning Regulations.
4. Clearly show the defined limits of off-site parking spaces (provided on a different individual parcel than the use). Provide evidence of filed easements between parcels for off-site parking spaces.
5. Update the Conceptual Landscape Plans to illustrate the relocation of landscape areas outside of the fenced play area.
6. Update Utility Plan 1 to illustrate the current drainage structures and pipes along Riverside Drive (eliminate the CB and MH near Sidewalk Easement 1, show connecting pipe through Drainage Easement 3).
7. 500 foot radius Property Owners List should be expanded to include all owners within 500 feet of all lands included in the DDD1 overlay zone.

SPECIAL PERMIT USE APPLICATION – Under Section 207.9 to allow modification of a previously approved special permit use for a proposed early child development center on land located at 167 Riverside Drive A.K.A 195 Riverside Drive.

Assessors Map #9 Lot #4

Applicant: David Holmes, Capital Studio Architects, LLC

(Postponed from the February 11, 2015 Public Hearing)

Upon a motion by Thomas Fitzgerald, seconded by Paul Roczynski, the Commission Voted **(7-0)** to **approve** the above special permit use application, with the following conditions:

1. Final plan are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
2. Provide a note requiring the contractor to call for a utility markout prior to excavating.
3. Revise parking calculations on the cover sheet to properly illustrate that the parcel for 167 & 195 Riverside Drive requires 41 off-site parking spaces (25 provided on the 211 Riverside Drive parcel, 16 provided on the 133 Riverside Drive parcel).
4. On Sheet SP-1, close the bituminous walks that will be bisected by the fenced play area at locations where pedestrians would turn to walk around the building.
5. This Special Permit shall expire on September 30, 2018.

SITE PLAN APPLICATION – 411 Silver Lane A.K.A United Technologies Research Center, Construction of a 50,000 square foot building addition, main driveway access and reconfiguration of associated parking areas to an existing research and development facility.

Assessor's Maps #20, Lots # 45

Applicant: United Technologies Corporation, Acting through its operating unit United Technologies Research Center (UTRC) Charles Veley, Vice President

(Continued from the February 18, 2015 Special Joint Meeting)

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission Voted **(7-0)** to **continue** the above site plan application until the April meeting of the Planning and Zoning Commission as the applicant consents to an extension of time until April 10th for the Commission to render a decision on the application.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION – 411 Silver Lane A.K.A United Technologies Research Center, Construction of a 50,000 square foot building addition, main driveway access and reconfiguration of associated parking areas lot, landscaping and associated storm-water drainage system to an existing research and development facility

Assessor's Maps #20, Lots # 45

Applicant: United Technologies Corporation, Acting through its operating unit United Technologies Research Center (UTRC) Charles Veley, Vice President

(Continued from the February 18, 2015 Special Joint Meeting)

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission Voted **(7-0)** to **continue** the above site plan application until the April meeting of the Planning and Zoning Commission as the applicant consents to an extension of time until April 10th for the Commission to render a decision on the application.

SITE PLAN APPLICATION – 400 Main Street A.K.A United Technologies' Pratt & Whitney Division, Construction of a 431,000 square foot office building, demolition of 141,486 square feet of a manufacturing building, demolition of an existing 1,103 space parking lot and construction of a new parking lots adjacent to and south of the proposed building.

Assessor's Maps #20, Lots #45

Applicant: United Technologies Corporation, Acting through its Pratt & Whitney Division (P&W) Charles Veley, Vice President

(Continued from the February 19, 2015 Special Joint Meeting)

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission Voted **(7-0)** to **continue** the above site plan application until the April meeting of the Planning and Zoning Commission as the applicant consents to an extension of time until April 10th for the Commission to render a decision on the application.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION – 400 Main Street A.K.A United Technologies' Pratt & Whitney Division, Construction of a 431,000 square foot office building, demolition of 141,486 square feet of a manufacturing building, demolition of an existing 1,103 space parking lot and construction of a new parking lots adjacent to and south of the proposed building, and installation of landscaping and associated storm-water drainage system

Assessor's Maps #20, Lots #45

Applicant: United Technologies Corporation, Acting through its Pratt & Whitney Division (P&W)

Charles Veley, Vice President

(Continued from the February 19, 2015 Special Joint Meeting)

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission Voted **(7-0)** to **continue** the above site plan application until the April meeting of the Planning and Zoning Commission as the applicant consents to an extension of time until April 10th for the Commission to render a decision on the application.

BOND RELEASES/REDUCTIONS/SETTINGS

- **Bond Release: 111 Ash Street**
Applicant: New Testament Baptist Church

Upon a motion by Thomas Fitzgerald, seconded by Kathleen Salemi, the Commission voted **(7-0)** to release the site plan modification bond for improvements at 111 Ash Street in the amount of \$2,060.00.

MISCELLANEOUS

The Commissioners were reminded that the Zoning Federation's annual convention will take place on March 26th.

ADJOURNMENT

The meeting adjourned at 8:10 P.M.

Respectfully submitted,

Kathleen Salemi, Recording Secretary