

**East Hartford Planning & Zoning Commission  
Hybrid-Teleconference Meeting  
October 12, 2022**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft “Teams” at Town Hall, 740 Main Street, East Hartford CT on October 12, 2022.

**CALL TO ORDER**

Chair Ryan called the meeting to order at 7:03 PM.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Valentine Povinelli  
Stephen Roczynski  
Peter Marra  
Sidney Soderholm

**Absent:**

Carol Noel, Secretary  
Wesaneit Tsegai, Alternate  
Melissa-Sue John, Alternate

**Also Present**

Eileen Buckheit, Development Director – via Teams  
Steve Hnatuk Interim Town Planner  
Bolivar Jimenez, L & P Gate Company Inc.  
Skip Alford, Alford Associates

The Chair declared a quorum with 6 voting members.

**OLD BUSINESS**

- A. SITE PLAN MODIFICATION APPLICATION:** 442 Main Street – Under section 702; Site Plan Modification to supermarket site for parking expansion, addition to existing building including façade improvements, and associated landscape and site improvements.  
Assessors Map/Lot: 11/220  
Applicant: L&P Gate Company LLC Bolivar Jimenez

Bolivar Jimenez presented site plan. Introduced Skip Alford, Civil Engineer-Alford Associates spoke and presented parking lot plans and modification of driveway.

P. Marra concerned about the front of building and regular parking spaces and handicapped parking. Space is tight, suggests only handicapped parking in front. Also is there room enough for

tractor trailers to pull and turn around to leave? *If added more handicap, then we lose 2 regular spaces. Modification to driveway and lot allows for more room for tractor trailer deliveries.*

H. Pawlowski also questions handicap parking. S. Hnatuk, Planner stated the number of handicap spaces is determined by code and approved by ADA and the building official. S. Roczynski concerned of entrances/exits if parked on the north side. *Customers will go out way they came in.* P. Marra asks if plans to add on to store? *Offices are moving upstairs which will increase store area.*

Chair asks for motion of the Site Plan Modification Application including final plans and conditions.

*Motion by S. Soderholm to approve with conditions:*

**SITE PLAN MODIFICATION APPLICATION:** 442 Main Street

Assessors Map/Lot: 11/220

Applicant: L&P Gate Company LLC Bolivar Jimenez

**Final Plans:**

1. "CTown Supermarket, Proposed Site Improvements 440 and 442 Main Street, East Hartford" dated Revised August 8<sup>th</sup>, 2022
2. "CTown Supermarket Office Addition & Façade, 442 Main Street, East Hartford, CT 06118" drawn by MeNez Architecture, LLC.
3. "Store Front Renovation C-Town Supermarket, 442 Main Street, East Hartford 06118" dated September 23, 2022
4. "440 Main Street, East Hartford, Site Lighting and Photometric Calculation Option 2" Sheet S1-2, Sheet SA4-H, dated October 3<sup>rd</sup>, 2022.

**Conditions:**

1. Final Plans are to be signed and stamped (ink & impressions) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work and submitted to the Planning and Development Department prior to the issuance of any Zoning Permit
2. A sign permit application is required to be submitted to the Planning and Development Office for review and approval of all signage by the Zoning Enforcement Officer and the Town Planner.
3. 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.

*Motion seconded by S. Roczynski. Commission voted, motion approved, (5-1).*

**NEW BUSINESS:**

**B. SITE PLAN MODIFICATION APPLICATION:** 364-374 Silver Lane – Under Section 702;

Site Plan Modification for drive-thru improvements and shed construction

Assesors Map/Lot: 23/25, 23/27

Applicant: 364 Silver Lane, LLC c/o T&J Zafiris Inc.

S. Hnatuk states this application is postponed, applicant waiting for approval from wetlands.

*Motion by H. Pawlowski to approve postponement until month; seconded by S. Roczynski. All in favor, motion approved (6-0)*

**OTHER BUSINESS:**

Eileen Buckheit requests to review upcoming meeting dates. Steve Hnatuk states the Website is updated with the following meeting dates.

Public Hearing 11/3/22 6:00 p.m. - Council Chambers

Regular meeting 11/9/22

Working session 11/30/22 to finalize regulations

Regular meeting in December- council chambers

Eileen states next few months very busy and thanks Commission for being supportive. Town Hall will starting moving out and will be closed in December. Starting in January P & Z meeting will be held at C.I.B.A. lecture hall

## **APPROVAL OF MINUTES**

*S. Hnatuk states there is a typo on the agenda that he would like to correct before approval. Meeting minutes dates should be 9/21 & 9/28.*

**A. Planning and Zoning Commission Meeting Minutes – August 10, 2022**

*Motion by H. Pawlowski to amend agenda with the following dates September 21 and September 28; seconded by S. Roczynski. All in favor, motion carried (6-0)*

*S. Soderholm states one correction to minutes of September 28, 2022-change Board of Selectman to Town Council.*

*Motion to approve September 21 & 28 meeting minutes with one correction by H. Pawlowski, seconded by S. Soderholm. All in favor, motion carried (6-0)*

## **ADJOURNMENT**

Chair Ryan entertains a motion to adjourn.

*H. Pawlowski made motion to adjourn meeting, seconded by S. Soderholm. All in favor, meeting adjourned at 7:40 PM.*

Next meeting is November 3, 2022 Public Hearing in Council Chambers

Respectfully submitted,

Sana Hart, Clerk