

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
December 14, 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 December 14, 2022.

1. CALL TO ORDER

Chair Ryan called the meeting to order at 7:01 PM.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Stephen Roczynski
Sidney Soderholm

Absent:

Peter Marra
Wesaneit Tsegai, Alternate

Also Present

Steve Hnatuk Interim Town Planner

Commissioner Noel read legal notice posted December 9, 2022.

PUBLIC HEARING

1. PUBLIC HEARING APPLICATIONS

A. ZONE CHANGE: 374 Silver Lane - Under Section 713; Application for zone change from Residential (R-3) Zone to Incentive Development Zone (IDZ). Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc. Assessor's Map/Lot: 23/27

Bridgette Gallagher Attorney for clients Zafiris presented application with zone changes and site plan. Brian Panico, Design Engineer presented PDF map with 19-20 cars in que for the drive-through. Atty Gallagher also stated that there will be a small patio area. Signs submitted; merge of two lots.

Questions:

Chair Ryan asks where the cars will go if their orders are not ready. Owner T. Zafiris states that they can pull up front by the door and an employee brings it out.

Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?
Anyone wishing to speak in favor of this application? Hearing none
Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application? Hearing none
Chair states this item is closed.

B. SPECIAL PERMIT: 364-374 Silver Lane - Under Section 207, and Section 705; Application for Special Permit and Site Plan for expansion of existing Dunkin Donuts parking lot and drive-through and construction of a shed. Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc. Assessor's Map/Lot: 23/25, 23/27

Chair asks if applicant wants to add anything further. No nothing further.

Questions:

Commissioner Pawlowski asks about a stop bar. B. Panico responds that there will be painted lines and a stop sign. Handicapped spaces are moved with a new larger ramp.

S. Hnatuk, Planner adds that applicant did meet with Town Staff, no additional comments by Town Engineer.

Applicant meets all criteria and he speaks in favor of this application.

Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?

Anyone wishing to speak in favor of this application? Hearing none

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application? Hearing none

Chair states this item is closed.

C. ZONE CHANGE: 550-560 Burnside Ave - Under Section 713; Application for zone change from Business (B-1) to Incentive Development Zone (IDZ). Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115 D. **SPECIAL PERMIT:** 550-560 Burnside Ave - Under Section 207, and Section 705; Applications for Special Permit and Site Plan for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/11

Guy Hesketh, P.E. on behalf of Habitat for Humanity on the zone change. Change zone from B1 to IDZ Zone 4. 10 Single family homes with one way circulation.

Questions:

H. Pawlowski asks the road is 20-24FT will this be wide enough to park on both sides? G. Hesketh states there will be adequate parking shouldn't need street parking. H. Pawlowski asks to have signage of no parking on one side. S. Soderholm concerned about pedestrians, children with no sidewalks. G. Hesketh suggests a delineation with painted lines for walkers. Kristopher McKelvie – representative for Habitat; this will be a private road and a HOA will be established. S. Soderholm still concerned about pedestrians. K. McKelvie states that having sidewalks is a huge endeavor; with private developments it's very common not to have sidewalks. Will consider recommendation of a pedestrian lane. Chair asks what the biggest truck that can pull in and turn to leave. Already had a run through with the town ladder truck. H. Pawlowski asks about landscaping buffering or fencing to separate backyards butting up to Tolland St properties. Chair inquires about the tail of land going out to Tolland ST, will there be grading to prevent run off. Planner S. Hnatuk states the Commission has discretion as to signage, signage on North side to state oncoming traffic. Signage to stay to the right. Planner will get revised conditions.

Chair asks if there are any further questions, hearing none.

Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?

Anyone wishing to speak in favor of this application? Hearing none

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application? Hearing none

This item is closed

D. SPECIAL PERMIT: 550-560 Burnside Ave - Under Section 207, and Section 705; Applications for Special Permit and Site Plan for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?

Anyone wishing to speak in favor of this application? Hearing none

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application? Hearing none

This item is closed

Motion to move to Regular Meeting made by C. Noel and seconded by H. Pawlowski

All in favor. Motion approved.

REGULAR MEETING

2. NEW BUSINESS

A. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 619 Silver Lane – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate for construction of an engineered control to address contaminated soils. Applicant: Raytheon Technologies Corporation / Pratt & Whitney Division Assessor's Map/Lot: 33/1A

Claire Quinn, Supervising Environmental Analyst spoke on behalf of the applicant Raytheon.

Chair asks if this was also done before. This was also presented in November for the airfield. S. Soderholm asks how big this area is. Ms. Quinn states it is 3.819 acres.

Motion by H. Pawlowski to approve **SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE:** 619 Silver Lane – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate for construction of an engineered control to address contaminated soils. Applicant: Raytheon Technologies Corporation / Pratt & Whitney Division Assessor's Map/Lot: 33/1A with the following conditions.

The required financial guarantee is \$17,000. The financial guarantee shall be posted in a form acceptable to Town staff, for those measures in the certified soil-erosion and sedimentation control plan that are scheduled for installation, prior to commencement of any site activities. Approved plans shall be filed in accordance with Zoning Regulations section 217.7.

Motion seconded by S. Roczynski. All in favor. Motion approved.

B. SITE PLAN MODIFICATION: 650-750 Connecticut Boulevard - Under Section 705; Application for Site Plan Modification for construction of proposed Porsche Dealership building and Lexus façade improvements to replace existing Porsche Dealership building. Applicant: Hoffman Enterprises Assessor's Map/Lot: 5/153, 5/154

Tom Daly, SLR International, D. Raymour, Jewitt Construction all present and presented the Site Plan Modification, design plans of new Porsche dealership.

S. Hnatuk states there is one final concern and the applicant is working on the issues to fix them.

Motion by S. Soderholm to approve:

SITE PLAN MODIFICATION: 650-750 Connecticut Boulevard - Under Section 705; Application for Site Plan Modification for construction of proposed Porsche Dealership building and Lexus façade improvements to replace existing Porsche Dealership building. Applicant: Hoffman Enterprises Assessor's Map/Lot: 5/153, 5/154 With the following Conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect 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 may be modified, suspended or revoked.
3. A separate sign permit application for all project signage is required to be submitted for review and approval by the Zoning Enforcement Officer and the Town Planner.
4. Prior to the issuance of a Building or Zoning Permit, the following shall be provided to the satisfaction of the Town Engineer and Town Planner:
 - a. A copy of the environmental analysis results prepared by a third party Licensed Environmental Professional.
 - b. Confirmation from the certifying environmental professional that the infiltration system is outside of any potentially contaminated area.
 - c. Results from additional core samples taken around the perimeter of the infiltration area to confirm soils are adequate for the location of infiltration system.

5. Prior to the issuance of a Building or Zoning Permit, the final storm drainage design plans shall be revised by the applicant to and approved by the Town Engineer or his designee.

6. Final plans shall be revised to incorporate any revisions which may be necessitated by these conditions and submitted to the Town Planner and Town Engineer for review.

7. Prior to the issuance of a Certificate of Zoning Compliance, the following shall be provided to the Town Engineer and Town Planner:

- a. Final as-built survey depicting all structures, parking lots, pins and drainage with spot elevations shall be provided.
- b. Written confirmation from an appropriately licensed professional which certifies to the Town that the infiltration gallery has been installed in accordance with the approved plans and all other local, State and Federal Environmental laws governing the introduction of surface water into the ground in proximity to contaminated soils.

Motion seconded by S. Roczynski. All in Favor. Motion Approved

C. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 650-750 Connecticut Boulevard – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate in accordance with Site Plan Modification for construction of proposed Porsche Dealership building and Lexus façade improvements to replace existing Porsche Dealership building. Applicant: Hoffman Enterprises Assessor’s Map/Lot: 5/153, 5/154

Motion by S. Soderholm to approve:

SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 650-750 Connecticut Boulevard – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate in accordance with Site Plan Modification for construction of proposed Porsche Dealership building and Lexus façade improvements to replace existing Porsche Dealership building. Applicant: Hoffman Enterprises Assessor’s Map/Lot: 5/153, 5/154

With the following conditions:

The required financial guarantee is \$15,100. The financial guarantee shall be posted in a form acceptable to Town staff, for those measures in the certified soil-erosion and sedimentation control plan that are scheduled for installation, prior to commencement of any site activities. Approved plans shall be filed in accordance with Zoning Regulations section 217.7

Motion seconded by S. Roczynski. All in favor. Motion Approved.

D. ZONE CHANGE: 374 Silver Lane - Under Section 713; Application for zone change from Residential (R-3) Zone to Incentive Development Zone (IDZ). Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc. Assessor’s Map/Lot: 23/27

Motion made by C. Noel to approve:

ZONE CHANGE: 374 Silver Lane - Under Section 713; Application for zone change from Residential (R-3) Zone to Incentive Development Zone (IDZ). Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc. Assessor’s Map/Lot: 23/27

With the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect 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.
3. Final Zone Change Mylar map shall be filed on the Land Records in the office of the East Hartford Town Clerk.

Approved Plan

Motion seconded by H. Pawlowski. All in favor. Motion Approved

E. SPECIAL PERMIT AND SITE PLAN: 364-374 Silver Lane - Under Section 207, and Section 705; Application for Special Permit and Site Plan for expansion of existing Dunkin Donuts parking lot and drive-through and construction of a shed. Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc. Assessor’s Map/Lot: 23/25, 23/27

Motion made by S. Soderholm to approve:

SPECIAL PERMIT AND SITE PLAN: 364-374 Silver Lane - Under Section 207, and Section 705; Application for Special Permit and Site Plan for expansion of existing Dunkin Donuts parking lot and drive-through and construction of a shed. Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc. Assessor’s Map/Lot: 23/25, 23/27

With the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect 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.
 3. The Final Plans shall be revised to: a. To incorporate the final Certificate of Approval.
 4. 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.
 5. This Special Permit approval shall not be considered valid until an endorsed certificate as provided by the Town Planner has been filed on the Land Records in the Office of the Town Clerk.
 6. Prior to the issuance of a Building permit, the applicant shall file an A-2 grade Mylar map in the office of the East Hartford Town Clerk which combines the subject parcels #364/#374 Silver Lane into one lot per Zoning Regulations section 604.7.
 7. Prior to the issuance of a Certificate of Zoning Compliance, a final as-built survey depicting all structures, parking lots, pins and drainage with spot elevations shall be provided.
- Motion seconded by S. Roczynski. All in favor. Motion approved

F. ZONE CHANGE: 550-560 Burnside Ave - Under Section 713; Application for zone change from Business (B-1) to Incentive Development Zone (IDZ). Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

Motion by S. Roczynski to approve:

ZONE CHANGE: 550-560 Burnside Ave - Under Section 713; Application for zone change from Business (B-1) to Incentive Development Zone (IDZ). Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

With the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. Final Zone Change Mylar map shall be filed on the Land Records in the office of the East Hartford Town Clerk.

Approved Plan:

'Zone Boundary Change Map ZC-1 prepared for Habitat for Humanity' dated 12-09-22

Motion seconded by S. Soderholm. All in favor. Motion Approved

G. SPECIAL PERMIT AND SITE PLAN: 550-560 Burnside Ave - Under Section 207, and Section 705; Applications for Special Permit and Site Plan for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

Motion made by S. Soderholm to approve:

SPECIAL PERMIT AND SITE PLAN: 550-560 Burnside Ave - Under Section 207, and Section 705; Applications for Special Permit and Site Plan for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

With the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect 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.
3. The Final Plans shall be filed with the Development Office. Final plans shall be reviewed and approved by the Town Engineer and Town Planner prior to filing and shall be revised to include: a. Dimensioned parking spaces and travel aisles with internal traffic flows. b. Additional vehicular directional signage to provide safe traffic flow. c. The final Certificate of Approval.
4. This Special Permit approval shall not be considered valid until an endorsed certificate as provided by the Town Planner has been filed on the Land Records in the Office of the Town Clerk.
5. Prior to the issuance of a Certificate of Zoning Compliance, a final as-built survey depicting all structures, parking lots, pins and drainage with spot elevations shall be provided.

Approved Plans: 1. 'Burnside Hope Homeowners Association, 550-560 Burnside Avenue, East Hartford, CT Planning & Zoning Application Plan Set' by F.A. Hesketh & Associates, Inc. dated 11/1/22. 2. 'Grading and Drainage Plan GR-1 prepared for Habitat for Humanity' dated revised 12/9/22. 3. 'Layout Plan LA-1 prepared for Habitat for Humanity' dated revised 12/9/22.

Motion seconded by S. Roczynski. All in Favor. Motion Approved.

H. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 550-560 Burnside Ave - Under Section 217; Applications for Soil Erosion and Sedimentation Control Certificate for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

Motion made by S. Soderholm to approve:

SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 550-560 Burnside Ave - Under Section 217; Applications for Soil Erosion and Sedimentation Control Certificate for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut Assessor's Map/Lot: 36/115

The required financial guarantee is \$16,100. The financial guarantee shall be posted in a form acceptable to Town staff, for those measures in the certified soil-erosion and sedimentation control plan that are scheduled for installation, prior to commencement of any site activities. Approved plans shall be filed in accordance with Zoning Regulations section 217.7

Motion seconded by S. Roczynski. All in Favor. Motion Approved.

3. OTHER BUSINESS

A. BOND RELEASE REQUEST: 1120, 1130 Burnside Ave. Erosion and Sedimentation Control bond release for constriction of 9,100 sq. ft. retail building with associated site improvements. Bond release amount is \$14,400 plus interest.

Motion by S. Soderholm to approve:

BOND RELEASE REQUEST: 1120, 1130 Burnside Ave. Erosion and Sedimentation Control bond release for constriction of 9,100 sq. ft. retail building with associated site improvements. Bond release amount is \$14,400 plus interest.

Motion seconded by S. Roczynski. All in favor. Motion Approved.

B. EXTENSION REQUEST FOR SUBDIVISION MYLAR FILING: Consolidated Parcel 1 – Rentschler field - 90 Day extension request to file subdivision Mylar map with East Hartford Town Clerk. Required filing date April 9, 2023.

Motion made by S. Soderholm to approve:

EXTENSION REQUEST FOR SUBDIVISION MYLAR FILING: Consolidated Parcel 1 – Rentschler field - 90 Day extension request to file subdivision Mylar map with East Hartford Town Clerk. Required filing date April 9, 2023.

Motion seconded by S. Roczynski. All in favor. Motion Approved

C. PUBLIC HEARING FOR ADOPTION OF ZONING REGULATIONS AND MAP: Public hearing for Zoning Regulations rewrite scheduled for January 11th, 2023.

S. Hnatuk states originally proposed date was January 25, 2023.

4. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes-November 30, 2022

Motion made by C. Noel to table approval of minutes of November 30, 2022 to next meeting on January 11, 2023.

Motion seconded by H. Pawlowski. All in favor. Motion Approved.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

C. Noel made motion to adjourn meeting, seconded by S. Soderholm. All in favor, meeting adjourned at 9:13 PM.

Next meeting is January 11, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk