

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
April 12, 2023**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft "Teams" at Community Cultural Center 50 Chapman PL Room 105, East Hartford CT on April 12, 2023.

1. CALL TO ORDER

Chair Ryan called the meeting to order at 7:00 PM.
Chair declared a quorum

Present:

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

Also Present

Carlene Shaw, Planner
Steve Hnatuk, Planner- Interim

PUBLIC HEARING

The legal notice read into minutes by Carol Noel Commissioner

The following Legal notice was published in the Journal Inquirer on April 1st & April 6th

LEGAL NOTICE

The Town of East Hartford Planning and Zoning Commission will hold a hybrid teleconference public hearing at the East Hartford Cultural Community Center located at 50 Chapman Place East Hartford and on Microsoft Teams virtual meeting Wednesday, April 12th, 2023 at 7:00 P.M. for the following applications:

SPECIAL PERMIT APPLICATION: 160 Governor Street - Under Section 3.2. and 3.2.E.4; Application for Special Permit for the construction of an automobile fueling station with associated car wash, convenience store, restaurants, and drive-through. Applicant: Noble Energy Real Estate Holdings LLC Assessor's Map/Lot: 5/126, 5/127

2023 APR 13 PM 3:10
TOWN CLERK
EAST HARTFORD

Carol Noel

Copies of documents relating to the above item are located in the Development Office and on the Town website. All interested persons may appear and be heard or call in using the teleconference phone number provided on the meeting agenda which will be placed on the Town website and filed in the office of the Town Clerk.

A. SPECIAL PERMIT APPLICATION: 160 Governor Street – Under Section 3.2.C.5 and 3.2.E.4; Application for Special Permit for the construction of an automobile fueling station with associated car wash, convenience store, restaurants, and drive-through. Applicant: Noble Energy Real Estate Holdings LLC Assessor's Map/Lot: 5/126, 5/127

Application Documents: 160 Governors Street Application Documents

Kevin Solli of Solli Engineering presented plans for the construction 160 Governor Special Permit. Mike Frisbee owner/applicant of Noble Energy Real Estate Holdings LLC also present. This application will be held open until all Staff comments are addressed and a meeting held with Inland and Wetlands Commission.

Concerns and questions by Commissioners:

- Elevations of buildings and lightening being an issue for residential homes.
- Rapid fueling of diesel is a concern, most consumer cars don't need rapid fueling, tractor trailers do, is this geared more to fueling of tractor trailers than cars?
- Is there enough room for a tractor trailer to maneuver? Also issue of backup alarms on the trucks for the area residents being a disturbance.

Chair – point of reference. Anything in our regulations to allow us to have conditions to limit size of trucks?

Steve Hnatuk, Planner states that the Commission has the ability to limit truck size.

All issues discussed and answered by Kevin Solli and Mike Frisbee.

Anyone wishing to speak in favor of this application?

Travis Simpson of Naubuc Ave speaks in favor of this application. Excited to see property being revitalized. It is the gateway into East Hartford. Likes the mixed use of the property. Think you need to re-evaluate the traffic, and the two entrances.

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?

Planner Carlene Shaw read an email from Ray Dubrosky of 128 Governor Street. He is opposed to this application, citing traffic safety and extension wetland area. Gave examples of other properties on Connecticut Blvd more suitable sites.

Anyone wishing to speak against this application? Anyone wishing to speak against this application?

Com. Steve Roczynski inquires whether this is pedestrian friendly, will crosswalks be installed? Kevin Solli responds – yes to crosswalks and will have crossing lights with push buttons.

Motion by Hank Pawlowski to keep this application open until next meeting, seconded by Carol Noel. All in favor. Motion approved.

Motion to move to regular meeting made by Carol Noel, seconded by Steve Roczynski. All in favor. Motion approved.

REGULAR MEETING

2. NEW BUSINESS

A. SITE PLAN MODIFICATION: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 9.3 and 5.7; Site Plan Modification in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include a 10 building multi-family housing complex and associated site improvements. Site plan modification includes a reduction of apartment from 477 to 432 units and reduction in parking spaces from 872 to 786 and a modification of building configurations which include an increase from 8 to 10 total buildings.

Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Jasko Zelman 1, LLC Application Documents: Concourse Park Apartments Application Documents

Kevin Solli of Solli Engineering presented plans for Concourse Park. Will be addressing staff comments and this plan will also be kept open until next meeting.

Drew Romanic and Brian Zelman also present to present and review modifications made to the site plan.

Concerns by Commission:

- Elevators not in the other 3 story units, all walkups. One 4 story building left with elevators. Not ideal for seniors looking to downsize.

- Noise from the highway and safety issue with garage along the highway. Barriers a possibility?

- 28 acre site will be fully utilized even with the reduction in units.

Concerns and questions were addressed by Mr. Solli, Mr. Romanic and Mr. Zelman.

Any other comments or questions, hearing none. Chair entertains a motion to table to next meeting.

Motion to table plan modification until next meeting made by Sid Soderholm and seconded by Steve Roczynski. Vote is 5 for; 2 opposed. Motion carried.

3. MISCELLANEOUS

A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE: Town of East Hartford Development and Planning Department is currently reviewing consultant proposals for the 2024 Plan of Conservation and Development and a Founder's Plaza Master Plan.

Planner Carlene Shaw reports, received 4 bids, currently in process of choosing a consultant. Names will be given to Director Eileen Buckheit and Mayor Mike will make decision. Chair asks if we will receive more information next month. Budgeted out \$150,000. Council approved.

Steve Hnatuk anticipating having a final draft of affordable housing plan of comments made at the combined meeting with the Council. Will be in a word document for now, then will be finalized in a PDF document.

Carol Noel asks whether a restaurant can be selling groceries. Steve Hnatuk will look into it.

4. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes-March 3, 2023

Motion by Hank Pawlowski made motion to approve minutes of March 3, 2023. Motion seconded by Carol Noel.

All in favor. Motion approved.

B. Planning and Zoning Commission Meeting Minutes-March 8, 2023

Motion by Hank Pawlowski made motion to approve minutes of March 8, 2023. Motion seconded by Sid Soderholm.

All in favor. Motion approved.

C. Planning and Zoning Commission and Town Council Joint Special Meeting Minutes-March 22, 2023

Motion by Carol Noel made motion to approve minutes of March 22, 2023. Motion seconded by Hank Pawlowski.

All in favor. Motion approved.

Steve Roczynski inquires about whether commission has ever had an Opportunity for Public to Speak on the agenda. No this Commission has not. Commission will consider to allow and make it clear to speak on agenda items only. Use Town Council language, limit it to agenda items. Sid Soderholm would like a legal opinion from Corporate Council.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Carol Noel made motion to adjourn meeting, seconded by Steve Roczynski. All in favor, meeting adjourned at 8:43 PM.

Next meeting is May 10, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk

