

East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
September 14, 2022
Corrected

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 September 14, 2022.

CALL TO ORDER

Chair Ryan called the meeting to order at 7:02 PM.

ROLL CALL

Present:

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

Absent:

Sidney Soderholm
Wesaneit Tsegai, Alternate
Melissa-Sue John, Alternate

Also Present

Eileen Buckheit, Development Director
Steve Hnatuk Interim Town Planner

The Chair declared a quorum with 5 voting members.

OLD BUSINESS

- A. **SITE PLAN APPLICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site plan in accordance with approved Master Plan application for Planned Development District 1 (PPD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

Robert Pryor, Engineer for Solli Engineering – nothing more to present
No questions from commission. Planner S. Hnatuk – all resolved, no outstanding concerns.
Chair Ryan requests motion regarding Site Plan

*Ms. Noel made motion to approve: **Site Plan** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site Plan in accordance with the Master Plan application for the Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.*

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

Applicant: Jasko Zelamn 1, LLC 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 and submitted to the Planning and Development Department prior to the issuance of any building Permit.*
- 2. The final plans shall be revised to the dimension all aisle widths on sheet 2.13.*
- 3. Prior to construction of the stormwater infiltration system, the applicant shall provide proof that the minimum infiltration rate as required by the CT DEEP Stormwater Quality Manuel can be met or exceeded for all proposed infiltration systems.*
- 4. The Erosion and Sedimentation financial guarantee shall be posted, for those measure in the certified soil-erosion and sedimentation control plan that are scheduled for installation, prior to commencement of any site improvements on the parcel that is subject to the certified soil-erosion and sedimentation controls.*
- 5. The applicant shall retain an independent party to inspect E&S controls weekly or after a rainfall of greater than 1” and submit the inspection reports to the Town(including Engineering).*
- 6. Additional Erosion & Sedimentation controls may be required by Town Engineering staff if field conditions necessitate.*
- 7. 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 V. Provinelli. Any discussion hearing none- all in favor-(5-0) motion approved.

- B. SOIL EROSIONS AND SEDIMENTATION CONTROL CERTIFICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site plan in accordance with approved Master Plan application for Planned Development District 1 (PPD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.

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

Applicant: Jasko Zelman 1, LLC

*Ms. Noel made motion to approve: **SOIL EROSIONS AND SEDIMENTATION CONTROL CERTIFICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site plan in accordance with approved Master Plan application for Planned Development District 1 (PPD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.*

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

Applicant: Jasko Zelman 1, LLC

The required financial guarantee is **\$42,500.00**. The financial guarantee shall be posted, for those measures in the certified soil-erosions an sedimentation control plan that are scheduled for installation, prior to commencement of any site improvements on the parcel that is subject to the certified soil-erosion and sedimentation controls. Approved plans shall be filed in accordance with Zoning Regulations section 217.7.

Motion seconded by V. Provinelli. All in favor (5-0) motion approved.

NEW BUSINESS

- A. **SITE PLAN MODIFICATION:** : 442 Main Street – Under Section 702; Site Plan Modification to supermarket site for parking lot 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- includes an extra 27 parking spaces.

P. Marra- questions/comments: C-Town expansion to include lot of old Veterinary for the additional parking spaces-good project

Planner Hnauk read town staff comments into the record:

Planning Department Staff Comments:

1. No lighting plan was supplied for this application. The applicant should confirm that no lighting changes are proposed.

Town Engineering Department Staff Comments:

1. Parallel parking stalls to be 10'x22' per manual of technical design.
2. Label all aisle widths.
3. Provide storm drainage report with narrative summary. Include test pit data.
4. Provide documentation that there is sufficient cover over the proposed storm drainage pipe.
5. Sidewalk crossing proposed driveway will need to be replaced.
6. CT DOT curb cut permit will be required. (Advisory)
7. Along the southern edge of the proposed parking, the pavement can be brought back on by 2' and the bollards placed in grass. This will reduce impervious as well as make it easier to remove snow.

S. Hnatuk recommends that the Commission request changes per town staff comments before granting an approval.

P. Marra asks about wetlands in back of property and the underground tanks.

The underground tanks are for water drainage

Old building had access to Main ST-now will have two entrances

Why are you doing a finish coat and not a binder coat for the paving?

No further questions

*Motion by C. Noel to table this issue to next meeting. Seconded by H. Pawlowski. All in favor (5-0)
Motion approved.*

B. FINAL SUBDIVISION APPLICATION: 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Master Plan Approval. Parcel includes 475 East Hartford Boulevard (Cabelas), parcel located south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer Street. Application for Final Subdivision approval, Five (5) Lots on 300.01 acres of land.
Applicant: ND Acquisitions LLC

Planner Hnatuk is working with the developer on delineation of wetlands and open space map. The open space allocation needs to be 10% of the total subdivision area; if wetlands are 5% then open space must be 5%. Suggests special meeting next Wednesday, September 21 to potentially approve the subdivision.

Motion made by C. Noel to table this subdivision for more information until Special meeting on September 21, 2022 at 6pm. Motion seconded by S. Roczynski. All in favor (5-0). Motion approved.

A. ENDORSEMENT AND REVIEW OF ZONING REGULATIONS REWRITE SCHEDULE:

Schedule for revised zoning regulations to be adopted February 2023.

Director Buckheit stated the schedule was paused. Glenn Chalder's contract extended until February.

Update on Cannabis issue-needs revision soon as there are applicants for licensing. Suggests three work sessions. September 28, October 26 – with public hearing, November 30.

Motion made C. Noel to hold 3 workshops for Revisions of Zoning Schedule Regulations, seconded by H. Pawlowski. All in favor (5-0). Motion approved.

Planner Hnatuk added to agenda for discussion. Zoning enforcement officer requested interpretation of regulations for restaurant serving alcohol beverages. New restaurant Hatillo on Silver Lane is requesting permit for beer and wine sales. In the past it was unclear whether P&Z required special permits for restaurants serving beer and wine as opposed to beer, wine and liquor per Zoning regulations sec. 222. The commission discussed and stated the Special Permit should be required for all alcohol sales in restaurants. The commission discussed the distance requirement from a school, to which Mr. Hnatuk stated must be 500' away from a school for beer and wine or alcohol. They need to meet State Liquor requirements as well and need a special permit by P&Z. S. Hnatuk will pass on the information.

APPROVAL OF MINUTES

- Meeting Minutes – August 10, 2022

Ms. Noel made motion to approve minutes of August 10, 2022 Motion seconded by Mr.

Roczynski. All in favor, motion carried.

MISCELLANEOUS

Cannabis update:

Planner Hnatuk and Development Director Eileen Buckheit provided a summary of cannabis related permitting issues which included that micro cultivators are permitted for zones B-3 and I1 & I2, up to 10,000 sqft. The State permits them to increase 5,000 sqft per year up to a max of 25,000 sqft. Current zoning is limited to Park Ave, B-3 zones and I1&2. There has been discussion amongst the Town staff and potential applicants to potentially-revise the regulations to allow them to be cultivators and not microcultivators as well as revise the town's regulations to comply with the state definitions.

S. Roczynski notes Robert Street building is looking better and rumor has it maybe a coffee establishment. E. Buckheit site plans need to be submitted. Permitted for interior demolition only. New owner.

Comment by C. Noel thanking Steve Hnatuk for doing a wonderful job and for all you do.

P. Marra notices old laundromat on Main ST next to Augie's has plywood off and windows in, looks nice. Status on old D'Angelos building is Daddy's Noodles moving in, no work being done. Company moving slow, paying monthly lease.

Update on lights Brewer/Forbes intersection-lights will be removed and permanent stop signs will be installed.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

C. Noel made motion to adjourn meeting, seconded by S. Roczynski . All in favor, meeting adjourned at 8:10 PM.

Next meeting is September 21, 2022 in Council Chambers

Respectfully submitted,

Sana Hart, Clerk