

*Robert J. Bask*

**East Hartford Planning & Zoning Commission  
Hybrid-Teleconference Meeting  
October 11, 2023**

2023 OCT 13 PM 12:54

TOWN CLERK  
EAST HARTFORD

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** and was held via Microsoft "Teams" at Community Cultural Center 50 Chapman PL Auditorium, East Hartford CT - October 11, 2023.

**1. CALL TO ORDER**

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

**Present:**

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

**Also Present**

Carlene Shaw, Town Planner  
Steve Hnatuk, Deputy Director of Planning Development

**PUBLIC HEARING**

The legal notice read into minutes by Carol Noel Commissioner

**LEGAL NOTICE**

**The following legal notice was published in the Journal Inquirer on September 27<sup>th</sup> and September 30<sup>th</sup>, 2023**

The Town of East Hartford Planning and Zoning Commission will hold a hybrid teleconference public hearing at the East Hartford Community Cultural Center Auditorium located at 50 Chapman Place East Hartford and on a Microsoft Teams virtual meeting on Wednesday, October 11th, 2023 at 7:00 P.M. for the following applications:

**A. ZONE CHANGE APPLICATION:** 81/87 Main Street – Under Section 9.6 and 5.7;  
Application for Zone Change of 81 and 87 Main Street from R-3 Residential zoning district to Planned Development District – 2 (PDD-2) zoning district.  
Applicant: Greg Piecuch  
Assessor's Map/Lot: 29/66, 29/67

**B. REGULATION AMENDMENT APPLICATION:** 81/87 Main Street – Under Section 9.5 and 5.7; Application for a Zoning Regulation Amendment Master Plan for multi-family housing development for the proposed Planned Development District – 2 (PDD-2)

Applicant: Greg Piecuch

Assessor's Map/Lot: 29/66, 29/67

**C. SPECIAL PERMIT APPLICATION:** 740 Main Street – Under Section 3.2 and 9.4; Special Permit Application for the construction of a 25' by 60' stop log storage building.

Applicant: Town of East Hartford

Assessor's Map/Lot: 13/467

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 posted on the Town website and filed in the office of the Town Clerk.

## **2. PUBLIC HEARING APPLICATIONS**

**A. ZONE CHANGE APPLICATION:** 81/87 Main Street – Under Section 9.6 and 5.7; Application for Zone Change of 81 and 87 Main Street from R-3 Residential zoning district to Planned Development District – 2 (PDD-2) zoning district.

Applicant: Greg Piecuch

Assessor's Map/Lot: 29/66, 29/67

Applicant Greg Piecuch asks if Commission can hear the application after the special permit application as Engineer is stuck in traffic.

Motion by Com. Pawlowski to amend agenda and move to next item- Special Permit

Application 740 Main Street application. Motion seconded by Comm. Noel. All in favor.

Motion approved.

**C. SPECIAL PERMIT APPLICATION:** 740 Main Street – Under Section 3.2 and 9.4; Special Permit Application for the construction of a 25' by 60' stop log storage building. Applicant:

Town of East Hartford Assessor's Map/Lot: 13/467

Civil Engineer, Kazi Reza for the Town of East Hartford explained the project of the Stop Log Storage building to be built on town property at 740 Main Street. The building will store emergency equipment; stop logs, road closure equipment, sand bags and flood fighting equipment. It will make town more efficient with this location.

Questions by commissioners:

Com. Pawlowski asks if this is only an enclosure. Answer-Yes only an enclosure.

Com. Soderholm asks whether this building will affect the mural on Main Street, what will the exterior look like. Answer- it will blend in with the area. This is a high profile area, it will not stand out. The use of the building with trucks going in would only be during emergency; road would be closed. Yearly exercises scheduled would use the firehouse driveway.

Chair asks:

Anyone wish to speak for this application?

Anyone wish to speak for this application?

Anyone wish to speak for this application?

Hearing none.

Anyone wish to speak against this application?

Anyone wish to speak against this application?

Anyone wish to speak against this application?

Hearing none.

Chair moves to next item. Back to item A, will hear along with item B together.

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Applicant Greg Piecuch, council for Brumex along with Sergei Grassomoff principle owner, Jack Guilmartin Engineer, spoke on the application and the combining of both parcels to build a multi-family housing units, apartments. This is strictly to create one parcel, a map amendment and text amendment. Jack Guilmartin proposing to combine and make one parcel, along with building two buildings, one facing Main Street and the other turned to face Porter Street. Reviews plans, parking spaces, garages, EV charging stations and bike racks. Total of 48 parking spaces. All addresses within the map were notified of their intentions to build.

Carlene Shaw summarizes of the master plan-The proposed project consists of two residential buildings each containing 12 two-bedroom apartments for a total of 24 apartments. The proposed development will also include parking facilities, some of which will be located in garages beneath the buildings. The project consists of accompanying site elements including lighting, landscaping, drainage, bike parking, and EV chargers.

If the zone change is approved will also include the regulation amendment language. These two properties are currently zoned R3-residential zoned. There are two CT transit bus routes on Main Street. This will allow for people to downsize or young adults to move in, these properties are underutilized and undeveloped.

Greg Piecuch reiterates that all traffic will be on Main Street. Emergency access only on Porter Street. The building designs are more a residential feel to it. Garages located on first floor. This concludes our presentation.

Com. Povinelli asks if these are market rate. Yes will be at market rate.

Com. Soderholm access only for emergency use? Yes only access for residents from Main Street.

Com. Marra has concerns regarding of size of lot; .89 acres to accommodate 24 apartment and 48 parking spaces. Where do guests park? There are no guest parking spaces set up. Answer-no assigned parking, flexible not everyone home all the time.

Com. Mara if not assigned parking, parking will be horrendous. Answer- We wouldn't be proposing this if it's not going to work; think this is viable. We have followed all town regulations for parking.

Com. Pawlowski poses question to Staff- Why PDD-2 and not Zone R-5? Carlene Shaw explains PDD allows developer flexibility; R5 would require more restrictions, usually for larger properties. A PPD-2 is good for smaller acreage properties.

Com. Roczynski agrees with Com. Pawlowski this being silly on parcel being so small. Com. Pawlowski comments exemptions of landscaping not allowed in Zone 5.

Resident from audience asks what is a Zone 5 is. Carlene Shaw explains that Zone 5 is multi-family, single family, two family dwellings, large multi-family and apartment buildings.

Com. Soderholm what these building will be considered, will they be condos or apartments?

Answer- they will be apartments about 700 sq. ft. Some two story, variety of layouts, all at market rates. Can some be made affordable units?

Com. Soderholm in general I see the point, having high density near shopping, mass transit.

However unsettling to have in a residential area. Will there be handicap parking? Answer- yes

compliant with ADA. Com. Soderholm are their ground level apartments, if marketing to

seniors, should add grab bars etc. Also look into Solar. Com. Roczynski -Not a big fan with the traffic on Main Street, horrible design. Is builder the owner, will he maintain or sell? Answer-yes he will maintain.

Chair asks:

Anyone wish to speak for this application?

Anyone wish to speak for this application?

Anyone wish to speak for this application? Hearing none.

Anyone wish to speak against this application?

Stewart Sylvia 92 Main Street, resident of 45 years, my neighbor has been there over 50 years.

We have over abundance of traffic recently. The signs for this meeting were removed. In the AM and PM traffic heavy, have had accidents recently. Two buildings, 48 parking spaces, increase in traffic. Speeding an issue, drive too fast. How long will it take to build? Guest parking, property too small for this, suggests building on Silver Lane-more land. I vote no.

Chair Ryan states will handle rebuttals at the end.

Anyone else wish to speak?

Alika Hope 89 Broad Street-resident for 10 years. Understands why her neighborhood is upset and not supporting this. I did my research and understand now why they are upset. I hope you vote no. Commercial development directly across the street, it is not, it is 688 feet up.

Traffic study not loaded, we need a study. Agree with neighbor on the traffic, speed limit is 25MPH. Chapter 8 - section 8.1- states to focus on enhancing and preserving the neighborhoods. This project will not do this. 24 units in two buildings near two bus stops, people who can afford these units will not take the bus, they will have cars.

Chapter 11, section 11.2 - The neighborhood between Route 2 and Main Street is stable. The majority of this area is Zone 3, it's stable because the majority are homeowners. This project will not make the neighborhood stable. A quote from their narrative - This PDD will provide a development opportunity that is of such outstanding quality and significance that it warrants modification of the standards in these regulations. Such powerful words. I am already surrounded by quality and significance with my neighbors. All this project will add is a nuisance.

Lisa Levesque 51 Porter Street- vote no- what will happen to property value, they speed, safety and growth. How will this affect my neighborhood?

Don Articolo 82 Porter Street-cars are parked on Main Street during the day with the multifamily there now. This will make taking a left or right off Porter onto Main Street difficult.

Betsy Slaughter 81 Broad Street-delighted to live in an R3 Zone, quiet and nice neighborhood. The scale of this apartment building is out of place; utilize it by building duplex homes.

Chair recognizes Travis Simpson via Teams call- I live on Naubuc Ave and is against this project.

There wasn't public notice on the Town's Calendar website. Very small piece of land, too dense for what area currently has. Traffic has increased and with this additional change will make it worse. Spot zoning doesn't fit. Overall design doesn't work very well. Would like to see a traffic study.

Charlie Slaughter 81 Broad Street- opposed-this level of development would be detrimental to the stable neighborhood. Not opposed to duplexes. Not enough parking for this size of apartments. Concerns or potential for other developers to make other neighborhoods unstable. Hope Zoning and Town Council will take action and put limits on this type of zoning applications.

Com. Pawlowski asked by Chair to summarize Counselor Simpson's comments as was difficult to hear.

- Town's website did not have this meeting
- density too high; traffic is bad
- dangerous traffic
- spot zoning concerns
- pedestrian accident recently

Gary Roy 61 Matthew Road- less than an acre doesn't make sense. Handicapped spaces will also take away from regular spaces. Are the garages and apartments handicap accessible? Will spots be big enough for SUV's and pickup trucks?

Dan Lareau live on corner of Porter Street and Porter Brook have been there 50 years-overflow of parking if there are parties, gatherings- too big of project for that small space.

Paul Benoit 96 Main Street- Town needs more of a tax base that will not happen with a lot of rentals. Been here since 1994. Biggest problem is the speeding, speed limit is 25mph. These will be transients, will have kids and put a burden on the schools. Can't see more rentals; need more tax base.

Greg Kubrak 40 Porter Street-

- did not receive notice
- signs that no one could see-not sure whose failure it was

-northern plot, not cleared land will need a lot of work, machines going in to clear, lot not sustainable

-amounts of garbage now I see; it will be more with the apartments

-not for this; deception of lack of notice is concerning.

Chair asks if anyone else wishes to speak against this application.

Comment-live less than 100 feet from this project and I did not receive any notice. Need to do better.

Applicant Greg Piecuch – on behalf of his client he takes issue to the word deception. Client did send certified notices to all residents to addresses on their tax bills, signs were posted on the lots, and they did not remove them. Legal notices were posted in the paper. There was no deception. There will be a gate on Porter Street. Did follow all requirements by the town. In terms of parking; we meet all commissions parking requirements. Can't get permits for handicap unless compliant. In regards to taxes-this will be over \$3M on the grand list. Spot zoning-many towns use PDD as it gives towns control over site development. Understands the concerns of the neighbors, exclusionary zoning have to be careful can't say we don't want renters, understand concerns about density.

Com. Mara doesn't believe the town and its residents are against housing but we have to listen to our residents. They have showed loyalty to this town.

Steve Hnatuk –properties in 0.2% annual chance of flood zone, doesn't require any specific application. Traffic study is not required; it is part of the application but can ask. Staff did reach out to Town Engineer didn't have any issue with traffic.

Steve read a portion of the staff report which reiterates the commission's legislative discretion. In consideration of an application made for Planned Development District, the Commission shall act in its legislative capacity and in doing so, may exercise legislative discretion by approving, approving with amendments, or denying an application to amend the official Zoning Map and text to apply the terms of this special district.

Chair entertains a motion to enter regular meeting.

Motion by Com. Noel to enter regular session. Com. Pawlowski seconded motion. All in favor. (6-0) Motion approved.

### **REGULAR MEETING**

Chair does roll call. Declares a quorum with 6 voting members.

### **3. NEW BUSINESS:**

**A. SITE PLAN MODIFICATION:** 99 Ash Street – Under Section 7.1; Application for a Site Plan Modification for an increase in directional signage for the existing Kia Dealership at 99 Ash Street.

Applicant: Jeffrey Zoufaly

Assessor's Map/Lot: 4121/96

Jeffrey Zoufaly gives summary of the application. Increasing the size of directional signs and to add two additional signs for entrance.

Carlene Shaw explains that the E07 and E06 requesting to replace and adding N03 and N02 signage.

Com. Pawlowski made motion to approve 99 Ash Street – Under Section 7.1; application for a site plan modification for an increase in directional signage and two additional for the existing Kia Dealership at 99 Ash Street. Motion seconded by Com. Noel. All in favor.(6-0) Motion approved.

**B. SITE PLAN MODIFICATION:** 151 Roberts Street – Under Section 9.3; Application for a Site Plan modification for the construction of a 75’ by 125’ addition at the front of the existing recreational tennis facility at 151 Roberts Street.

Applicant: Bret Bowin

Assessor’s Map/Lot: 35/21

Mike Reiner representing Bret Bowin who is on Teams and T.J. Varsey Engineer & Land Surveyor summarize the application request of an addition to the front of the building for adding 4 internal pickle ball courts.

Com. Roczynski so you will be reducing the parking in front? Answer-yes parking will be removed; not adequate parking there now. Around back of the building the parking lot will be milled and repaved. Parking in back will be better.

Chair entertains a motion.

Com. Noel make motion to approve Site Plan Application 151 Roberts Street- Application for the construction of a 75’ by 125’ front addition on the existing recreational facility for four internal pickle ball courts.

Applicant: Brett Bowin

Assessor’s Map/Lot: 35/21

**Conditions/Modifications: Conditions which must be met prior to the endorsement and filing of the final plans:**

1. The Final Plans shall be revised to:
  - a. To incorporate the final Certificate of Approval.
  - b. Include a drainage plan in accordance with Section 7.10.
  - c. The final plans, with all necessary revisions listed above shall be submitted to the Town Planner and Town Engineer for review and conformance with this approval.

**Conditions which must be met prior to the Issuance of a Certificate of Zoning Compliance:**

1. File a single paper copy and PDF copy of the Final Approved plans incorporating all necessary revisions with the Town Planner to review for conformance with this approval. Plans shall 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.

**Conditions which must be met prior to the issuance of a Final Certificate of Zoning Compliance:**

1. The applicant shall submit a final A-2 grade as built survey depicting all installed site improvements including structures, parking lots, pins, and drainage with spot elevations. Performance bonding may be allowed by the Town for outstanding site improvements should a Certificate of Zoning Compliance be requested prior to site completion.

Motion seconded by Com. Pawlowski. Chair ask for any discussions, hearing none. All in favor. (6-0) Motion approved.

Motion by Com. Noel to move to agenda item E-Special Permit Application and Item F 8-24 Referral. Motion seconded by Com. Pawlowski. All in favor. Motion approved.

**E. SPECIAL PERMIT APPLICATION:** 740 Main Street – Under Section 3.2 and 9.4; Special Permit Application for the construction of a 25’ by 60’ stop log storage building.

Applicant: Town of East Hartford

Assessor’s Map/Lot: 13/467

Carlene Shaw confirms only for emergency use.

Motion by Com. Noel to approve Special Permit application. Motion seconded by Com. Pawlowski. All in favor. Motion approved.

**F. 8-24 Referral:** 740 Main Street – Under Connecticut General Statute § Chapter 126, Section 8-24; Referral for the construction of stop log storage building at 740 Main Street for Town of East Hartford municipal use.

Carlene Shaw states this is already town owned property. 8-24 Referral for certain projects gives the commission approval for emergency preparedness.

Motion by Com. Noel to approve Referral 8-24 740 Main Street – Under Connecticut General Statute § Chapter 126, Section 8-24; Referral for the construction of stop log storage building at 740 Main Street for Town of East Hartford municipal use. Motion seconded by Com.

Pawlowski. All in favor. (6-0) Motion approved.

**C. ZONE CHANGE APPLICATION:** 81/87 Main Street – Under Section 9.6 and 5.7;

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Applicant: Greg Piecuch

Assessor’s Map/Lot: 29/66, 29/67

Com. Soderholm makes a motion that we do not approve the Zone Change Application. Com. Roczynski seconds the motion.

Any discussion?

Com. Soderholm would like to point out the concerns about taking a left onto Main Street is an issue. The speed limit is 25mph. The suggestion of several multi family or duplex should be taken into consideration.

All in favor of denying the zone change. Vote (6-0) Motion denied.

**D. REGULATION AMENDMENT APPLICATION:** 81/87 Main Street – Under Section 9.5 and 5.7; Application for a Zoning Regulation Amendment Master Plan for multi-family housing development for the proposed Planned Development District – 2 (PDD-2)

Applicant: Greg Piecuch

Assessor's Map/Lot: 29/66, 29/67

Motion by Com. Soderholm to deny the Zoning Amendment Application Master Plan 81/87 Main Street and to encourage the developer to consider a lower density approach. Motion seconded by Com. Roczynski. All in favor of the motion. 2 opposed. Motion approved. (4-2).

Discussion held.

The applicant can come back with a different proposal. Com. Mara concerned about comments of signs being taken and or moved.

#### **4. MISCELLANEOUS**

##### **A. UPDATE ON THE 2024 PLAN OF CONSERVATION AND DEVELOPMENT (POCD) REWRITE**

- i. Overall POCD Organization
- ii. Statutory Context
- iii. Existing Plan goals

Steve Hnatuk summarizes the POCD. Com. Soderholm recalls seeing health issues, encourages walking. Carlene suggests maybe item 8 takes it into consideration.

Public Health- Steve will look into where it was listed or can be placed.

Steve Hnatuk discusses POCD public workshop date of 11/28; commissioners have any date conflicts, check availability. Scheduling conflicts, had to do that day. Consultant will be running this workshop.

##### **B. DISCUSSION ON NEW LEGISLATION**

As of 7/1/23 new legislation regarding Day Care Facilities- town is in compliance.

Com. Roczynski would like to revisit and have on agenda the building of sheds, and how it is handled. Revisit our zoning regulations. Also revisit our zoning regulations on amount of parking spaces on a smaller lot, require visitor spaces.

Com. Noel inquires whether there are two Sunoco gas stations. Carlene explains one will be a Valero.

Steve Hnatuk states the Town parking requirements are regulated by State Law.

Carlene reminds the commission that they only have six more weeks to complete training. Com. Soderholm asks Staff to research north end of Main Street and the Zoning.

#### **5. APPROVAL OF MINUTES**

##### **A. Planning and Zoning Commission Meeting Minutes-September 13, 2023**

Motion by Com. Pawlowski to approve minutes of September 13, 2023. Motion seconded by Com. Soderholm.

All in favor. 6-0 Motion approved.

**ADJOURNMENT**

Chair Ryan entertains a motion to adjourn.

Motion by Com. Roczynski to adjourn meeting, seconded by Com. Pawlowski. All in favor. (6-0) Meeting adjourned at 9:54 PM.

Next meeting is November 8, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk