

Robert J. Rait

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
March 8, 2023**

2023 MAR 13 AM 8:39

TOWN CLERK
EAST HARTFORD

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 March 8, 2023.

1. CALL TO ORDER

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

ROLL CALL

Chair declared a quorum

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair- via Teams
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 Friday 2/23 & Friday 3/3

LEGAL NOTICE

The Town of East Hartford Planning and Zoning Commission will hold a hybrid teleconference public hearing at the East Hartford Community Cultural Center located at 50 Chapman Place East Hartford and on Microsoft Teams virtual meeting on Wednesday, March 8th, 2023 at 7:00 P.M. for the following applications:

ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1).
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Brian Zelman

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

SPECIAL PERMIT APPLICATION: 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and warehousing facility. Zone: B-3 Business.

Assessor's Map/Lot: 37/45

Applicant: Amin Haidary

ZONING TEXT AMENDMENT: Under Section 711; Text Amendment Application for creation of new regulations section 3.2.L.5. to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D.

Applicant: Town of East Hartford Planning and Zoning Commission

Copies of documents relating to the above items are located in the office of the Town Clerk 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.

1. PUBLIC HEARING APPLICATIONS –

A. ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1). Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Brian Zelman

Application Documents: PDD1 Text Amendment

Kevin Solli of Solli Engineering, Drew Romanic of Martin Architectural Group and Brian Zelman applicant, presented modifications for Concourse Park. Reduced units from 447 to 432, and by reducing Pratt building from 4 stories to 3 stories it increases the space in the club house and amenities. Also incorporated EB chargers.

Questions by commission-

By reducing the numbers of units, are the units on Forbes ST still part of the plan? **Yes, but in the future.**

With the number of units down, will the original facades stay the same? **Yes**

Project locked into loans? **Yes, will see the project through completion.**

What are the changes to the garage amenities? **All carports are now garages.**

No further questions/comments.

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?

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

Hearing none Chair moves to next item on the agenda.

B. SPECIAL PERMIT APPLICATION: 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and warehousing facility. Assessor's Map/Lot: 37/45 Applicant: Amin Haidary
Application Documents: 275 Park Avenue Special Permit

Amin Haidary, applicant and Nick Tandon representative presented information on special permit. Questions by commission-

Sales of used autos? **Will be collecting right hand driving vehicles from Japan, not for road use in USA.**

Will you be selling vehicles? **Sold and advertised on line only. Collector classics, not for road use. Will only have 6 vehicles in inventory at a time.**

Square footage discussed. Maxim of 3 employees at a time will be parking in the lot.

No further questions/comments.

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? Peter Graham, Real Estate Agent spoke in favor.

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

Hearing none Chair moves to next item on the agenda.

C. ZONING TEXT AMENDMENT: Under Section 711; Text Amendment Application for creation of new regulations section 3.2.L.5. to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D.

Applicant: Town of East Hartford Planning and Zoning Commission

Application Documents: B-2 / B-5 Text Amendment

Steve Hnatuk states this is the same proposal as last month, expands on mix use buildings.

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

REGULAR MEETING

2. NEW BUSINESS

A. SITE PLAN APPLICATION: 179 Burnham Street – Under Section 705; Site Plan Application for expansion of existing parking and access drive to Eastern Park Road. Assessor's Map/Lot: 39/58 Applicant: Indian River Road Associates, LLC
Application Documents: 179 Burnham Site Plan

Mark Zessin, P.E. Engineer with Barton & Lodgidge presented expansion plans for parking lot with 59 new spaces.

Chair questions handicap spaces. **Yes, three additional spaces have been added.**

Motion by Sid Soderholm to approve site plan application as reads above 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. Prior to the issuance of a Zoning 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 IDs #3909/#1625 Burnham Street into one lot.
5. In accordance with Zoning Regulations Section 7.5, the applicant shall post a required financial guarantee in the amount of \$12,200. 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 or the issuance of a Zoning Permit. 3

Approved Plans:

1. Site Development Plan for 8A Eastern Park Rd & 179 Burnham St, East Hartford, CT” prepared for KAMCO SUPPLY OF NEW ENGLAND, 179 Burnham Street, East Hartford, CT 06108, prepared by Barton & Loguidice, dated revised 2/23/23.
2. “Stormwater Management Report for 8A Eastern Park Road, East Hartford, CT” prepared for KAMCO SUPPLY OF NEW ENGLAND 179 Burnham Street, East Hartford, CT, dated revised 2/21/23.
3. Solar Lighting Layout and Evergen Technical Specification Sheets, dated 2/15/23

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

B. ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1). Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Brian Zelman Application

Documents: PDD1 Text Amendment

Motion by Sid Soderholm to approve Zoning Text amendment as read above by Chair. Carol Noel seconded. All in favor approved.

C. SPECIAL PERMIT APPLICATION: 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and warehousing facility. Assessor’s Map/Lot: 37/45

Applicant: Amin Haidary Application

Documents: 275 Park Avenue Special Permit

Motion by Carol Noel to approve as read by Chair, seconded by Sid Soderholm. All in favor. Motion approved.

D. ZONING TEXT AMENDMENT: Under Section 711; Text Amendment Application for creation of new regulations section ‘3.2.L.5.’ to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D. Applicant: Town of East Hartford Planning and Zoning Commission Application Documents: B-2 / B-5 Text Amendment 3.

Discussion held regarding current mixed use. No further questions.

Motion by Carol Noel to approve as written above, seconded by Steve Roczynski. All in favor. Motion approved.

3. MISCELLANEOUS

A. DRAFT AFFORDABLE HOUSING PLAN: Planning and Zoning Commission discussion of new special meeting time. Document Link: Draft Affordable Housing Plan 4. APPROVAL OF MINUTES A. Planning and Zoning Commission Regular Meeting Minutes – February 8, 2023 Document Link: February 8th, PZC Minutes 5. ADJOURNMENT

A combined meeting with the council will be held. Tentative date will be Tuesday, March 20 at 6PM.

Carol Noel states that an updated version of commission members emails and cell phones should be sent out.

4. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes-February 8, 2023

Motion by Comm. Pawlowski made motion to approve minutes of February 8, 2023. Motion seconded by Comm. Soderholm.

All in favor. Motion approved.

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ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Comm. Noel made motion to adjourn meeting, seconded by Comm. Pawlowski. All in favor, meeting adjourned at 8:21 PM.

Next meeting is April 12, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk

