

Robert J. Bate

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
May 10, 2023**

2023 MAY 12 PM 12:04

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 May 10, 2023.

1. CALL TO ORDER

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

Present:

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

Absent:

Sidney Soderholm- excused

Also Present

Carlene Shaw, Planner
Steve Hnatuk, Planner- Interim via Teams

PUBLIC HEARING

The legal notice read into minutes by Carol Noel Commissioner

The following Legal notice was published in the Journal Inquirer on April 29th & May 4th

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 Auditorium located at 50 Chapman Place East Hartford and on a Microsoft Teams virtual meeting on Wednesday, May 10th, 2023 at 7:00 P.M. for the following application:

SPECIAL PERMIT APPLICATION: 345 Main Street – Under Section 7.2; Application for Special Permit for the construction of an off-site parking and equipment storage lot for occupants at 345 and 339 Main Street with associated improvements.

Applicant: Zuvic Inc.
Assessor's Map/Lot: 21/2

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.

1. PUBLIC HEARING APPLICATIONS

A. SPECIAL PERMIT APPLICATION: 345 Main Street – Under Section 7.2; Application for Special Permit for the construction of an off-site parking and equipment storage lot for occupants at 345 and 339 Main Street with associated improvements. Applicant: Zuvic Inc.
Assessor's Map/Lot: 21/2

Dan Vill, Professional Engineer for ZUVIC, Inc. representing Goodwin University presented plans for the parking spaces to be shared with 339 Main Street.

Chair Ryan asks commission if there are any questions.

Comm. H. Pawlowski asks if this is part of the old EH Tire property. It is not, this application is for the parking. Steve Hnatuk states it is to be utilized by occupants of 339 Main Street with a shared use easement. Draft motion provided for commission review with recommended easement across the properties and 4 other standard conditions.

Chair asks:

Anyone wishing to speak for this application? Anyone wishing to speak for this application?

Anyone wishing to speak for 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, next item.

B. 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

Kevin Solli of Solli Engineering representing Noble Energy for Special Permit Application. Have received approval for Wetlands Commission since last hearing. All conditions; concerns have been met since last hearing. Lighting plan to comply with town new regulation updates, driveway access, truck movement template provided, bike racks added and signage. Reviewed concerns on movement and turns with staff engineering. Crosswalks and signal crossing for pedestrians.

Comm. Peter Marra states for the record he doesn't understand how a tractor trailer can make the swing from CT Blvd or Prospect Street. Doesn't feel it is possible for a 73' tractor trailer to make those swings into the lot. It's impossible to make those turns.

Kevin Solli states that the driveway geometry shows that it can make that maneuver. Peter Marra states with resident traffic the trailers will not be able to make turns, it is such a congested area.

Kevin Solli states they have designed against those possibilities. Plans have to be reviewed by

the Town Engineer, DOT as part of their encroachment permit, part their application process. Confident to insure that this won't happen. Peter Marra still would like to scale down to box trucks only.

Chair Ryan asks if known how many total trucks in a day would be going through. Kevin Solli states this is not designed as a truck stop, just for trucks in the area.

Comm. Steve Roczynski verifies through the Chair that the commission raised questions regarding eliminating the ingress/egress driveway on Prospect during last hearing. Steve Hnatuk states comments from town Engineer Doug Wilson addressing all questions raised are in the packet. In regards to eliminating driveway:

3. Please evaluate the possibility of eliminating the southern ingress/egress driveway on Prospect Street.

DW Response: The southern entrance and exit from Governor Street to the site are absolutely required to make the traffic work for the development. My preference, as I previously indicated, is Plan 5B that revises the highway off ramp to a single lane. Excessive speed and competition between adjacent vehicles has contributed to accidents at that two-lane exit ramp. Keeping the traffic in a single lane will greatly assist with safety in the area. The protected left turn for the site, and the subsequent left turn onto Prospect Street, are anticipated to operate in a safe and efficient manner. The possibility that there may be queuing ("bottlenecking") is outweighed by the other benefits of keeping eastbound Governor Street a single lane. The modifications on Plan 5B also include a two-lane approach to the stop bar for traffic turning left toward the highways. The second lane is to reduce queuing.

Comm. Steve Roczynski; if State DOT doesn't approve? Kevin Solli states there is a solution; widening of Governor Street, which would be costly to the developer.

Steve Hnatuk addresses all concerns from last hearing and proposed the following conditions:

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

1. The Plans shall be revised to: a. Incorporate the Certificate of Approval. b. Create a mid-block crosswalk on the south side of the northerly site entrance/exit on Prospect St equipped with a set of rectangular rapid flashing beacons (RRFB). c. Install a sidewalk connection from the RRFB crossing to the building. d. Add a "Do Not Block Driveway" sign with associated pavement marking at the northerly site entrance/exit on Prospect St.
2. The final plans, with all necessary revisions listed above shall be submitted to the Town Planner and Town Engineer for a review of conformance with this approval.

Conditions which must be met prior to the Issuance of an Administrative Zoning Permit, the applicant shall complete the following:

3. Provide a copy of the written authorization from the Local Traffic Authority pertaining to the street and traffic improvements to the Planning and Development Department.
4. Provide a copy of the written authorization from the CT Department of Transportation pertaining to the proposed street and traffic improvements along Governor Street.
5. File a map combining the subject parcels known as 160 and 182 Governor Street with the East Hartford Town Clerk. A copy shall be provided to the Planning and Development Department.
6. 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.

Prior to commencement of site activities, the applicant shall complete the following:

7. File an Erosion and Sedimentation Control financial guarantee with the Town, which includes at a minimum, those measures included within the soil-erosion and sedimentation control plan.
8. Certify to the satisfaction of the Town that all erosion and sedimentation controls measures have been installed per the approved plan.

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

Compliance:

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

General Conditions:

10. 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.
11. By acceptance of these conditions, the application, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purposes of determining compliance with the terms of this approval.
12. Any changes to traffic patterns, site circulation or modification of the roadway improvements depicted on the approved plan shall require approval by the Planning & Zoning Commission.

Chair-

Anyone wishing to speak for this application? Anyone wishing to speak for this application?
Anyone wishing to speak for this application? Hearing none.

Anyone wishing to speak against this application?

Resident Michele Adorno, via teams, asks if a traffic study was done. Kevin Solli answers yes. A study with the town engineer did a study at peak times. Provided signal improvements. Resident feels this is not the spot for this business, asks if there a better larger property. Doesn't feel this is a place or need for a gas station.

Com. Marra asks if this will be a 24 hour gas station. Yes, however it is based on what the neighborhood needs.

Chair- Anyone wishing to speak against this application?

Anyone wishing to speak against this application? Hearing none.

Chair asks for a motion to move to regular meeting.

Com. Carol Noel motions to move to regular portion of the meeting. Motion seconded by Com. Steve Roczynski. All in favor. Moved approved.

REGULAR MEETING

2. OLD 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

Kevin Solli of Solli Engineering presented this application, continuation of application for Concourse Park. Received comments from staff; addressed all comments. Clarified there will be 82 future EBE parking spots, bike racks will be covered with shelter. Reviewed lighting – all complainant. Total of 194 bike and parking spaces in this development. Chair asks if any questions or comments. Carlene Shaw states that all the comments were addressed and is fine by the planning department.

Steve Hnatuk reads the following modifications March 8th.

The current site plan application includes the following modifications, as specified in the applicant's memo dated 3/8/23:

1. The overall unit count for the residential buildings on site has been reduced from four hundred seventy-seven (477) units to four hundred thirty-two (432) units, with a mix of 24-, 36-, 45-, and 93-unit buildings.
2. A total of nine (9) residential buildings are proposed under the revised layout.
3. The clubhouse building footprint was slightly increased in size to accommodate additional amenities.
4. The overall number of parking spaces proposed on site has decreased from 872 parking spaces to 786 parking spaces, with eighty-two (82) proposed EV capable charging spaces.
5. Sidewalk and parking layout revised to accommodate proposed building changes.
6. Proposed layout results in a decrease in impervious area from the previously approved layout. The previous approval included 570,211 SF (50.5%) of impervious area and under the proposed conditions impervious coverage would be 521,413 SF (46.7%).
7. The Leon building has been modified from 24 units to 36 units.
8. The L-shaped building in the southwest corner of the property was divided into three buildings Pratt & Whitney (45 units each) and the Wallace (24 units).
9. The carports along the northern property line have been converted to garages.

Doug Wilson, Town Engineer also spoke regarding this application. Master plan has already been approved by this commission, all comments have been addressed.

Chair Ryan asks for a motion to approve Site Plan Modification.

Com. Hank Pawlowski motions to approve:

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)

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

1. The Plans shall be revised to:
 - a. Incorporate the Certificate of Approval.

- b. Incorporate sufficient detail to establish compliance with section 7.10 for storm water design.
2. The final plans, with all necessary revisions listed above shall be submitted to the Town Planner and Town Engineer for a review of conformance with this approval.

Conditions which must be met prior to the Issuance of an Administrative Zoning Permit, the applicant shall complete the following:

3. File a map combining the subject parcels as identified on the approved plans with the East Hartford Town Clerk. A copy shall be provided to the Planning and Development Department.
4. 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.

Prior to commencement of site activities, the applicant shall complete the following:

5. File an Erosion and Sedimentation Control financial guarantee with the Town, which includes at a minimum, those measures included within the soil-erosion and sedimentation control plan.
6. 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 Development and Engineering Department.
7. Certify to the satisfaction of the Town that all erosion and sedimentation controls measures have been installed per the approved plan.

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

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

General Conditions:

9. 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.
10. Additional Erosion & Sedimentation controls may be required by Town Engineering staff if field conditions necessitate.

Motion seconded by Com. Steve Roczynski.

Discussion? Com. Carol Noel states when the master plan was brought to us it was as a "Luxury Development" with elevators. Now they are walk ups. Kevin Solli as the master plan was approved in March; taking away the elevators does not diminish the luxury, the amenities have been improved.

No further comments.

All in favor; 5 for and 1 opposed. Motion approved.

3. APPLICATION RECEIPTS

A. SPECIAL PERMIT APPLICATION: 470 Main Street – Under Section 3.2.E.6; Application for Special permit for modification to the existing Mr. Sparkle car wash site. Applicant: Richard Breski Assessor's Map/Lot: 11/8

Carlene Shaw states the planning department received the application. Not complete or filled out incorrectly. Letting the commission know that it was received and will be back before the commission.

Carol Noel motioned to table this item, motion seconded by Steve Roczynski. All in favor, 6-0. Motion approved.

B. SPECIAL PERMIT APPLICATION: 1120 Silver Lane – Under Section 2.2.D.; Application for Special Permit for construction of accessory storage building for the existing Faith Church property. Applicant: Lister Regis Assessor's Map/Lot: 57-2

Carlene Shaw states the planning department received the application. Not complete or filled out incorrectly. Letting the commission know that it was received and will be back before the commission.

Carol Noel motioned to table this item, motion seconded by Steve Roczynski. All in favor, 6-0. Motion approved.

Motion made by Carol Noel and seconded by Hank Pawlowski to amend agenda **Old Business** to include:

A. SPECIAL PERMIT APPLICATION: 345 Main Street – Under Section 7.2; Application for Special Permit for the construction of an off-site parking and equipment storage lot for occupants at 345 and 339 Main Street with associated improvements. Applicant: Zuvic Inc. Assessor's Map/Lot: 21/2

Motion by Hank Pawlowski to approve Special Permit Application- 345 Main Street with the following conditions:

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

1. The Plans shall be revised to: a. Incorporate the Certificate of Approval.
2. The applicant shall file a single paper copy and PDF copy of the Final Approved plans incorporating all necessary revisions with the Town Planner. 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 Zoning Compliance:
3. The applicant shall record an access easement across the property boundary of 339 and 345 Main Street.
4. A final A-2 grade as-built survey depicting all structures, easements, parking lots, drainage with spot elevations shall be provided. Performance bonding may be allowed by the Town for outstanding site improvements should a Certificate of Zoning Compliance be requested prior to site completion.

General Conditions:

5. 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.

6. 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.

Motion seconded by Carol Noel.

Any discussion, hearing none.

All in favor. Motion approved, 6-0

Motion made by Carol Noel and seconded by Hank Pawlowski to amend agenda **Old Business** to include:

B. 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

Motion by Hank Pawlowski to approve Special Permit Application 160 Governor Street with the following conditions:

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

1. The Plans shall be revised to: a. Incorporate the Certificate of Approval. b. Create a mid-block crosswalk on the south side of the northerly site entrance/exit on Prospect St equipped with a set of rectangular rapid flashing beacons (RRFB). c. Install a sidewalk connection from the RRFB crossing to the building. d. Add a "Do Not Block Driveway" sign with associated pavement marking at the northerly site entrance/exit on Prospect St.

2. The final plans, with all necessary revisions listed above shall be submitted to the Town Planner and Town Engineer for a review of conformance with this approval. Conditions which must be met prior to the Issuance of an Administrative Zoning Permit, the applicant shall complete the following:

3. Provide a copy of the written authorization from the Local Traffic Authority pertaining to the street and traffic improvements to the Planning and Development Department.

4. Provide a copy of the written authorization from the CT Department of Transportation pertaining to the proposed street and traffic improvements along Governor Street.

5. File a map combining the subject parcels known as 160 and 182 Governor Street with the East Hartford Town Clerk. A copy shall be provided to the Planning and Development Department.

6. 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.

Prior to commencement of site activities, the applicant shall complete the following:

7. File an Erosion and Sedimentation Control financial guarantee with the Town, which includes at a minimum, those measures included within the soil-erosion and sedimentation control plan.

8. Certify to the satisfaction of the Town that all erosion and sedimentation controls measures have been installed per the approved plan.

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

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

General Conditions:

10. 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.

11. By acceptance of these conditions, the application, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purposes of determining compliance with the terms of this approval.

12. Any changes to traffic patterns, site circulation or modification of the roadway improvements depicted on the approved plan shall require approval by the Planning & Zoning Commission.

Motion seconded by Carol Noel.

Any discussion, hearing none.

All in favor. Motion approved, 6-0

4. MISCELLANEOUS

A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE: The Town of East Hartford Development and Planning Department has chosen BFJ Planning as the consultant for the 2024 Plan of Conservation and Development and a Founder's Plaza Master Plan. The Planning Department is currently in discussion with the consultant regarding contracting and phasing.

Informational only for commission.

B. DISCUSSION OF CANNABIS ESTABLISHMENT REGULATIONS

Planning department has received significant of inquiries from retailers. Consider expanding zones; Burnside Ave. Expand to Putnam Plaza a possibility.

Chair clarifies that if we expand the zones we will have to open to a public hearing.

Further discussion held on requirement of distance between stores and if there is a cap to amount of stores. Steve Hnatuk asks if staff did an endorsement draft to text amendment, would that be helpful to the commission. All agreed it would.

C. MISCELLANEOUS DISCUSSION

Com. Peter Marra inquires on the state of the hotel. Steve Hnatuk spoke with the Fire Marshal, work needs to be done regarding sprinkler systems.

5. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes-April 12, 2023

Motion by Carol Noel to approve minutes of April 12, 2023. Motion seconded by Steve Roczynski.

All in favor. Motion approved 6-0.

Housing by clerk to correct the following typos: lightening to lighting; extension to extensive; reduction s units to reduction in units.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Carol Noel made motion to adjourn meeting, seconded by Peter Marra. All in favor, 6-0, meeting adjourned at 8:13PM.

Next meeting is June 14, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk