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TOWN OF EAST HARTFORD

DEVELOPMENT
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

East Hartford Planning & Zoning Commission Regular Meeting Minutes June 8, 2022

Hybrid Meeting: East Hartford Town Hall, Town Council Chamber/Microsoft Teams

CALL TO ORDER

Chair John Ryan called the meeting to order at 7:00 PM.

ROLL CALL

Present:

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

Absent:

Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Also Present

Eileen Buckheit, Development Director
Steve Hnatuk, Interim Town Planner

Upon a motion by Mr. Pawlowski, seconded by Mr. Roczynski, the Commission voted (7-0) to move Item #2 on the agenda, Approval of Minutes, to the Regular Meeting portion of the agenda following the Public Hearing.

REGULAR MEETING APPLICATIONS

A. SILVER LANE REDEVELOPMENT PLAN REFERRAL: Under Connecticut General Statutes Chapter 130, Redevelopment Plan referral to East Hartford Planning and Zoning Commission from the East Hartford Redevelopment Agency. Review for compliance with Plan of Conservation and Development.

Donald Poland of Goman & York presented the draft Redevelopment Plan of the Silver Lane Revitalization Area, referred to the Commission by the Redevelopment Agency. The plan details strategies to address deteriorating conditions and position the area for investment. Goman & York prepared the plan to be consistent with the Milone & MacBroom Silver Lane Revitalization Plan, which was incorporated as an amendment to the Town's Plan of Conservation & Development.

Char Ryan declared a quorum with seven voting members.

Upon a motion by Ms. Noel, seconded by Mr. Roczynski, the Commission voted (7-0) to refer the Silver Lane Revitalization Area Redevelopment Plan to the Town Council, finding it consistent with the Town's Plan of Conservation & Development.

PUBLIC HEARING

Upon a motion by Mr. Soderholm, seconded by Mr. Roczynski, the Commission voted (7-0) to open the Public Hearing.

- A. Zoning Map Change:** Kevin Solli of Solli Engineering and Brian Zelman of Zelman Real Estate and Jasko Zelman 1 presented the application.
- B. Zoning Text Amendment:** Kevin Solli of Solli Engineering and Brian Zelman of Zelman Real Estate and Jasko Zelman 1 presented the application.

No one came forward to speak on either of the two agenda items.

Upon a motion by Mr. Roczynski, seconded by Ms. Noel, the Commission voted (7-0) to enter Regular Session.

APPROVAL OF MINUTES

- Public Hearing Minutes – May 11, 2022

Upon a motion by Mr. Roczynski, seconded by Mr. Soderholm, the Commission voted (7-0) to approve the Public Hearing minutes of May 11, 2022.

- Regular Meeting Minutes – May 11, 2022

Upon a motion by Mr. Roczynski, seconded by Mr. Soderholm, the Commission voted (7-0) to approve the Regular Meeting minutes of May 11, 2022.

A. ZONING MAP CHANGE: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Zoning Map amendment from Business 6 (B-6) to proposed Planned Development District 1 (PDD1). Master Plan application for the development of a 26-acre group of parcels located in the Design Development District to include an 8 building multi-family housing complex and associated improvements.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

Upon a motion by Mr. Soderholm, seconded by Mr. Roczynski, the Commission voted (6-1, Ms. Noel opposed) to approve the Zoning Map Change as presented.

B. ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Master Plan application for the development of a 26-acre group of parcels located in the Design Development District to include an 8 building multi-family housing complex and associated improvements.

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

Applicant: Jasko Zelman 1, LLC

Upon a motion by Mr. Roczynski, seconded by Mr. Soderholm, the Commission voted (6-1, Ms. Noel opposed) to approve the Zoning Text Amendment as presented.

C. ZONING TEXT AMENDMENT: Under Section 711; Amendment to establish provisions for accessory dwelling units to be allowed on single-family lots in any zone subject to certain requirements.

Applicant: East Hartford Planning and Zoning Commission

Mr. Pawlowski suggested potential changes to the Text Amendment and will work with Mr. Hnatuk prior to the next meeting to propose new language.

Upon a motion by Mr. Pawlowski, seconded by Mr. Roczynski, the Commission voted (7-0) to table the Text Amendment.

MISCELLANEOUS

- Affordable Housing Plan

The Town is required to prepare and adopt an affordable housing plan based on P.A. 21-29. Mr. Hnatuk will update the Commission on the status of this process at a future meeting.

ADJOURNMENT

Upon a motion by Ms. Noel, seconded by Mr. Pawlowski, the Commission voted (7-0) to adjourn.

The meeting adjourned at 9:01 PM.