

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 12, 2018**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford, Connecticut on December 12, 2018.

CALL TO ORDER

The meeting was called to order at 8:20 p.m.

ROLL CALL

Present:

Peter Bonzani, Chair
John Ryan, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Travis Simpson
Henry Pawlowski
Stephen Roczynski
Susan Skowronek, Alternate

Absent

Angela Parkinson, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 7 members.

APPROVAL OF MINUTES

- Public Hearing Minutes – November 14, 2018

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the Public Hearing Session minutes of November 14, 2018.

- Regular Meeting – November 14, 2018

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the Regular Session minutes of November 14, 2018.

SPECIAL PERMIT: 133, 167, 195 Riverside Drive – Under Section 207.9; modification of a previously approved special permit for early childcare use to a child care drop-in center for Goodwin College student-parents.

Assessor's Map-Lot: 9-4, 10-1

Applicant: Goodwin College Inc.

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above special permit application 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. Plans should show proposed directional signage and dedicated spaces for drop off and pick up.

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission voted **(7-0)** to **revise** the section number for the text amendment as follows:

TEXT AMENDMENT: Under Section ~~712~~ **711** proposed addition of regulations for Brewery & Brew Pub. Applicant: East Hartford Planning and Zoning Commission.

TEXT AMENDMENT: Under Section 711; proposed addition of regulations for Brewery and Brew Pub.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (6-1 Nay: Ryan)** to **table** this item until the next Planning & Zoning Commission meeting.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASES:** Phillips Farm Subdivision – Release of the following:

Site modification bond	balance: \$51,106.00
Voluntary bond Phase 1	balance: \$ 7,510.00
Voluntary bond Phase 2	balance: \$ 3,040.00

Upon a motion by _____, seconded by _____, the Commission **Voted (7-0)** to **approve** the release of the *voluntary bond Phase 1* and *voluntary bond Phase 2* and to hold the site modification bond pending completion of the site work at Phillips Farm.

MISCELLANEOUS

- 2019 meeting schedule

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the 2019 Planning & Zoning Commission Meetings Schedule as presented.

- Silver Lane Design Development District

Town Planner Jeff Cormier suggested that the Silver Lane corridor would benefit from a more pedestrian oriented use, blending residential with small businesses and restaurants. He presented the Commission with examples of mixed-use zones in Guilford, Westbrook and Bloomfield.

The Commissioners appreciated the walkability of the examples given and thought it could work well on Silver Lane.

- Design Development District #3 (DDD3)

Town Planner Jeff Cormier asked that the Commissioners review the draft of the DDD3 and suggested the possibility of a workshop in the future.

ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner