

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 9, 2019**

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 January 9, 2019.

CALL TO ORDER

The meeting was called to order at 7:05 p.m.

ROLL CALL

Present:

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

Absent

Travis Simpson
Susan Skowronek, Alternate
Angela Parkinson, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 6 members.

ELECTION OF OFFICERS / REPRESENTATIVES / COMMITTEE MEMBER

• **Chair**

Upon a motion by Pete Bonzani, seconded by Hank Pawlowski, the Commission **Voted (6-0)** to **elect John Ryan, Chair** of the Planning and Zoning Commission.

• **Vice Chair**

Upon a motion by Pete Bonzani, seconded by Carol Noel, the Commission **Voted (6-0)** to **elect Hank Pawlowski, Vice Chair** of the Planning and Zoning Commission.

- **Secretary**

Upon a motion by Pete Bonzani, seconded by John Ryan, the Commission **Voted (6-0)** to **elect Carol Noel, Secretary** of the Planning and Zoning Commission.

- **CRCOG Representative**

Upon a motion by Pete Bonzani, seconded by John Ryan, the Commission **Voted (6-0)** to **appoint** Hank Pawlowski as the **CRCOG Representative** from the Planning and Zoning Commission.

- **CRCOG Alternate Representative**

Upon a motion by Pete Bonzani, seconded by Hank Pawlowski, the Commission **Voted (6-0)** to **appoint** Stephen Roczynski as the **CRCOG Alternate Representative** from the Planning & Zoning Commission.

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to leave the Regular Session and start the Public Hearing.

Once the Public Hearing closed, the Commission resumed the Regular Session at 7:28 p.m.

APPROVAL OF MINUTES

- **Public Hearing Minutes – December 12, 2018**

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the Public Hearing Session minutes of December 12, 2018.

- **Regular Meeting – December 12, 2018**

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the Regular Session minutes of December 12, 2018.

SPECIAL PERMIT: 95 Willowbrook Road Rear Parcel – Under Section 207.9; extension of a previously approved special permit use for Goodwin College's Riverside Elementary School to use the parcel as a recreation space during the school's daytime recess.

Assessor's Map-Lot: 20-11

Applicant: Goodwin College

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** 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.

SPECIAL PERMIT: 179 Main Street– Under Section 205.1.d; request to change from nonconforming gasoline service station/auto repair garage use to nonconforming gasoline service station/convenience store use, and to include a reduction in the paved area, elimination of one curb cut on Naubuc Avenue, and minor building improvements.

Assessor's Map-Lot: 19-126

Applicant: 179 MSR LLC

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the above special permit application with the Fire Marshal's comment and 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 applicant will close the existing curb cut on Naubuc Avenue closest to Main Street.

Fire Marshal: Any renovation or change of use of this building would require building permits and Fire Marshal Office review.

TEXT AMENDMENT: Under Section 711; to revise Section 200 (Definitions) to add definitions for "Brewery" and "Brew Pub", and to revise Sections 401.2 (Business 1), 402.2 (Business 2), 403.2 (Business 3), 404.2 (Business 4), 405.2 (Business 5), 406.2 (Business 6), and 502.2 (Industry 2) to add "Brewery and Brew Pub" as a special permit use in those districts.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Pete Bonzani, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the text amendment for "Brewery and Brew Pub" as presented with an effective date 15 days after notice of decision publication.

SITE PLAN APPLICATION: 990 Main Street – Under Section 702.2 and 702.3; façade renovation including a new sign band, sign lighting, and replacement of the stone veneer with brick veneer to match adjacent buildings.

Assessor's Map-Lot: 13-326

Applicant: David Holmes

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the above site plan 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.

MISCELLANEOUS

- 8-24 Review: 67 Woodbridge Avenue – Proposed transfer of property to Habitat for Humanity to construct a new dwelling on the property.

Upon a motion by Pete Bonzani, seconded by Val Povinelli, the Commission **Voted (6-0)** to **recommend approval** of the 8-24 referral of the proposed transfer of 67 Woodbridge Avenue to Habitat for Humanity to construct a new dwelling on the property.

- FY20 P&Z budget

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (6-0)** to **approve** the FY2019-2020 Planning & Zoning budget as presented.

- Silver Lane Design Development District draft regulations

Jeff Cormier, Town Planner, reviewed the proposed Silver Lane Design District (SL-DD) regulations with the Commissioners. Several Commissioners had questions and suggestions for the newly drafted regulations. Mr. Cormier will revise/edit the regulations based on the Commissioners' ideas and comments. He recommended that a workshop be held in the near future to discuss those changes.

Pete Bonzani announced his resignation from the Planning & Zoning Commission since he is relocating to Florida. The Commissioners wished him well on his retirement.

ADJOURNMENT

The meeting adjourned at 8:50p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner