

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 15, 2017**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on February 15, 2017.

CALL TO ORDER

The meeting was called to order at 7:14PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Travis Simpson
Valentine Povinelli
Henry Pawlowski, Alternate

Absent

John Ryan, Secretary
Paul J. Roczynski
Carol Noel

Also Present:

Jeffrey Cormier, Town Planner
Doug Wilson, Civil Engineer, Town of East Hartford

Chair Bonzani declared a quorum and that the Commission would be voting with 5 members, including Alternate Hank Pawlowski.

APPROVAL OF MINUTES

- Special Meeting Minutes – January 11, 2017

Upon a motion by Hank Pawlowski, seconded by Mary Whaples, the Commission **Voted (5-0)** to **approve** the Special Meeting minutes for the January 11, 2017 meeting.

SPECIAL USE PERMIT: 187, 199 and 225 Roberts Street – Under Section 502.2.j; new/used truck sales and service located at 187 Roberts Street with a 5,400 sq. ft. vehicle display area near the front of the property for “Freightliner”.

Assessor’s Map-Lot: 35-23, 35-24/25, 35-28

Applicant: Freightliner of Hartford Inc.

Upon a motion by Mary Whaples, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to **approve** the above special use permit application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.

SPECIAL USE PERMIT: 187, 199 and 225 Roberts Street – Under Section 209.1.d; request for a reduction in the length of a parking space from twenty (20) feet to eighteen (18) feet for the fifty (50) new parking spaces located in the integrated parking lot for “Freightliner”.

Assessor’s Map-Lot: 35-23, 35-24/25, 35-28

Applicant: Freightliner of Hartford Inc.

Upon a motion by Travis Simpson, seconded by Mary Whaples, the Commission **Voted (5-0)** to **approve** the above special use permit application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.

SITE PLAN APPLICATION: 187, 199 and 225 Roberts Street – Under Section 702; new 21,000 sq. ft. parking area for fifty (50) vehicles located on 187 Roberts Street with 5,400 sq. ft. vehicle display area along the front of the property for “Freightliner”.

Assessor’s Map-Lot: 35-23, 35-24/25, 35-28

Applicant: Freightliner of Hartford Inc.

Upon a motion by Travis Simpson, seconded by Mary Whaples, the Commission **Voted (5-0)** to **approve** the above site plan application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Applicant is advised that any work proposed within the Town’s Right of Way will require a permit from the Engineering Department.
4. The properties located at 187, 199, and 225 Roberts Street shall be combined prior to the application for a building permit.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 187, 199 and 225 Roberts Street – Under Section 217; disturbance of approximately 30,250 sq. ft. of land for construction of a new parking lot with truck vehicle display area for “Freightliner”.

Assessor’s Map-Lot: 35-23, 35-24/25, 35-28

Applicant: Freightliner of Hartford Inc.

Upon a motion by Mary Whaples, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the above soil erosion and sedimentation control application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Applicant to provide a soil erosion and sedimentation control bond in the amount of \$7,000.00.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: Under section 217; disturbance of approximately 671,738 sq. ft. of land for the 2017 Roadway Improvement Project consisting of roadway mill & overlay, curb resetting and replacement, utility structure adjustments, pavement markings, drainage, signage and landscaping improvements for twenty two (22) roads.
Applicant: Town of East Hartford

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to **approve** the above soil erosion and sedimentation control application with the following condition:

1. The Applicant shall provide a proper off-site storage area which shall include (1) soil erosion & sedimentation control measures; (2) a vehicle tracking pad; (3) dust control measures; and (4) construction fencing.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND SETTING:** 187, 199 and 225 Roberts Street – Soil erosion and sedimentation control bond in the amount of \$7,000 for parking lot construction.

Upon a motion by Mary Whaples, seconded by Travis Simpson, the Commission **Voted (5-0)** to **set** the above soil erosion and sedimentation control bond for 187, 199 & 225 Roberts Street in the amount of \$7,000 for parking lot construction.

ADMENDMENTS TO THE AGENDA

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (5-0)** to **add** the Bond release for 1259 Burnside Avenue to the agenda.

- **BOND RELEASE:** 25 Rosenthal Street – Bond release in the amount of \$4,510 for soil erosion and sedimentation control measures for a 5,600 sq. ft. building addition to an industrial building.

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to **release** the above soil erosion and sedimentation control bond for 25 Rosenthal Street in the amount of \$4,510 for a 5,600 sq. ft. building addition to an industrial building.

- **BOND RELEASE:** 1259 Burnside Avenue – Bond release in the amount of \$13,100 for soil erosion and sedimentation control measures for site and building improvements for the “Food Bag/Citgo” gas station.

Upon a motion by Mary Whaples, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to **release** the above soil erosion and sedimentation control bond for 1259 Burnside Avenue in the amount of \$13,100 for site and building improvements for the “Food Bag/Citgo” gas station.

MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL:** 1718 Main Street – Purchase of the 1.38 acre parcel as a potential future site for a new Firehouse #2.

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to recommend the Town Council approve the purchase of an approximately 1.38 acre parcel known as 1718 Main Street by the Town as a potential future site for a new Firehouse #2.

- Draft Temporary Off-Site Construction Staging Area regulations

Town Planner Jeff Cormier reviewed the most current draft of the temporary off-site construction staging area regulations with the Commissioners.

- Draft Design Development District 3 regulations

Town Planner Jeff Cormier reviewed the current revision of the design development district regulations dated January 18, 2017 with the Commissioners, which shall include the College District Zone.

- Connecticut Federation of Planning and Zoning Agencies annual conference

The Annual Conference of the Connecticut Federation of Planning and Zoning Agencies will take place on March 23, 2017 at the Aqua Turf and will focus on the Freedom of Information Act. The deadline for responding is March 21st.

- Connecticut Bar Association Land Use Law seminar

The Connecticut Bar Association Land Use Law seminar will be held on Saturday March 25th at Wesleyan University in Middletown.

Chair Bonzani recognized Vice Chair Mary Whaples service to the Planning and Zoning Commission and wished her all the best in her retirement.

ADJOURNMENT

The meeting adjourned at 8:00P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner