

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
MAY 11, 2016**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on May 11, 2016.

CALL TO ORDER

The meeting was called to order at 7:58 PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Travis Simpson
Valentine Povinelli
Paul J. Roczynski
John Ryan

Absent

Kathleen Salemi, Secretary
Crystal Hernandez (Alternate)

Also Present:

Jeffrey Cormier, Town Planner
Denise Horan, Town Engineer

ELECTION OF OFFICERS / REPRESENTATIVES / COMMITTEE MEMBER

• **Chair**

John Ryan nominated Peter Bonzani, **Chair**, of the Planning and Zoning Commission. No further nominations came forward.

• **Vice Chair**

John Ryan nominated Mary Whaples **Vice Chair**, of the Planning and Zoning Commission. No further nominations came forward.

• **Secretary**

Mary Whales nominated John Ryan **Secretary**, of the Planning and Zoning Commission. No further nominations came forward.

- **CRCOG Representative**

Peter Bonzani appointed Valentine Povinelli **CRCOG Representative**, from the Planning and Zoning Commission.

- **CRCOG Alternate Representative**

No action taken at this time.

- **EDC Representative**

Upon a motion by Travis Simpson, seconded by Peter Bonzani, the Commission **Voted (6-0)** to **appoint** John Ryan **EDC Representative**, from the Planning and Zoning Commission.

- **Site Plan Review Committee Member**

Upon a motion by Travis Simpson, seconded by Mary Whaples, the Commission **Voted (6-0)** to **appoint** Jeff Cummings **Site Plan Review Committee member**, from the Planning and Zoning Commission.

APPROVAL OF MINUTES

➤ Regular Meeting Minutes – April 13, 2016

Upon a motion by Paul Roczynski, seconded by Mary Whaples, the Commission **Voted (5-0-1)** to **approve** the Regular Meeting minutes for the April 13, 2016 meeting. *Chair Bonzani abstained due to his absence at the April 13th meeting.*

FLOOD HAZARD ZONE MAJOR DEVELOPMENT: 10, 14, 22, 37, 46, 70, and 78 South Meadow Lane – Under Section 601, construction of a walking trail system known as the South Meadows Multi-Use Recreation Trail, consisting of a 10 ft. wide bituminous section and 6 ft. wide natural trail section. Assessor's Map- Lot: 8-11, 8-10, 8-8, 7-28, 8-2, 7-25, 7-29
Applicant: Goodwin College Inc.

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0)** to **approve** the above flood hazard zone major development 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. Show the soil types on the site plans. If more than one, show approximate areas of demarcation for each type.
4. Provide a detail of the proposed benches and how they are going to be anchored to the pads. Demonstrate that the proposed bench pad and anchoring system will resist buoyancy and anticipated river flows.
5. Goodwin College work with the mobile home park association to identify ownership of the fence as well as a maintenance/landscaping plan to mitigate impact on the residences adjacent to the South Meadow Lane driveway.

SITE PLAN APPLICATION: 10, 14, 22, 37, 46, 70, and 78 South Meadow Lane – Under Section 702, construction of a walking trail system known as the South Meadows Multi-Use Recreation Trail, consisting of a 10 ft. wide bituminous section and 6 ft. wide natural trail section.

Assessor's Map- Lot: 8-11, 8-10, 8-8, 7-28, 8-2, 7-25, 7-29

Applicant: Goodwin College Inc.

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0)** 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. Provide a detail of the proposed benches and how they are to be attached to the pads.
4. Goodwin College work with the mobile home park association to identify ownership of the fence as well as a maintenance/landscaping plan to mitigate impact on the residences adjacent to the South Meadow Lane driveway.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 10, 14, 22, 37, 46, 70, and 78 South Meadow Lane – Under Section 217, disturbance of approximately 38,800 sq. ft. of land for the construction of a 10 ft. wide bituminous section and 6 ft. wide natural trail section of the South Meadows Multi-Use Recreation Trail.

Assessor's Map- Lot: 8-11, 8-10, 8-8, 7-28, 8-2, 7-25, 7-29

Applicant: Goodwin College Inc.

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0)** 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. Show soil types on the Erosion & Sedimentation sheet. Show demarcation of the various soil types listed.
4. Applicant to provide a soil erosion and sedimentation control financial guarantee in the amount of \$24,750.00.
5. Goodwin College work with the mobile home park association to identify ownership of the fence as well as a maintenance/landscaping plan to mitigate impact on the residences adjacent to the South Meadow Lane driveway.

SPECIAL USE PERMIT: 740 Main Street – Under Section 207.10, installation of a 5 ft. x 5 ft. bus waiting shelter on an existing concrete pad in the parking area for patrons using transportation services.

Assessor's Map- Lot: 13-467

Applicant: Town of East Hartford

Upon a motion by Mary Whaples, seconded by John Ryan, the Commission **Voted (6-0)** 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 MODIFICATION: 740 Main Street – Under Section 702, modification to a previously approved site plan for the installation of a 5 ft. x 5 ft. bus waiting shelter on an existing concrete pad in the parking area.

Assessor's Map- Lot: 13-467

Applicant: Town of East Hartford

Upon a motion by Mary Whaples, seconded by John Ryan, the Commission **Voted (6-0)** to **approve** the above site plan modification 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: 130 Long Hill Street, A.K.A. East Hartford Golf Course – Under Section 702, improvements to the irrigation system including a new water supply line connecting a well located at the east end side of the property to the centrally located water storage pond.

Assessor's Map- Lot: 60-37/38

Applicant: Town of East Hartford

Upon a motion by Paul Roczynski, seconded by Mary Whales, the Commission **Voted (6-0)** 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.

BOND RELEASES/REDUCTIONS/SETTING

BOND SETTING: 10, 14, 22, 37, 46, 70, and 78 South Meadow Lane – Soil erosion and sedimentation control bond for the installation of 5,000 linear ft. of silt fence in the amount of \$24,750 for improvements associated with the South Meadow Multi-Use Recreation Trail.

Applicant: Goodwin College Inc.

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0)** to **set** the above soil erosion and sedimentation control bond in the amount of \$24,750.00.

BOND RELEASE (Continued from 4/13/16): 400 Main Street A.K.A. United Technologies' Pratt & Whitney Division – Soil erosion and sedimentation control bond for pad prep work consisting of excavation and soil staging for the headquarters building in the amount of \$300,000.

Applicant: L. Renee Welsh, Director of Facilities

Upon a motion by John Ryan, seconded by Paul Roczynski, the Commission **Voted (6-0)** to **release** the above soil erosion and sedimentation control bond in the amount of \$300,000.00.

BOND RELEASE (Continued from 4/13/16): 270 Burnside Avenue – Site modification bond for a building addition in the amount of \$3,780.

Applicant: Robert A. Katz

Upon a motion by Travis Simpson, seconded by Mary Whaples, the Commission **Voted (6-0)** to **release** the above site modification bond in the amount of \$3,780.00.

MISCELLANEOUS

Jeff Cormier, Town Planner, spoke on the following: (1) site plan application for 95 Willowbrook Drive will be presented at the June 22nd meeting; (2) new land use application form; (3) Commissioners' tablets will be ordered after July 1st; (4) the existing public assembly'' zoning regulation will be revised; (5) the process for lot line revision has started; and (6) there will be a joint workshop with ZBA, tentatively scheduled on June 8th.

ADJOURNMENT

The meeting adjourned at 8:40P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner