

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
JUNE 28, 2017**

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 June 28, 2017.

CALL TO ORDER

The meeting was called to order at 7:15PM.

ROLL CALL

Present:

Peter Bonzani, Chair
John Ryan, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Henry Pawlowski
Angela Parkinson, Alternate
Susan Skowronek, Alternate

Absent

Paul J. Roczynski
Travis Simpson

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 7 members, including Alternates Susan Skowronek and Angela Parkinson.

APPROVAL OF MINUTES

- Regular Meeting Minutes – June 14, 2017

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the Regular Meeting minutes for the June 14, 2017 meeting.

NATURAL RESOURCE REMOVAL AND FILLING PERMIT: 1 Pent Road – Under Section 218; proposed relocation of approximately 15,000 cubic yards of surplus soil generated from the Office Building B2 parking lot project to be placed at the “Willgoos” site.

Assessor’s Map-Lot: 9-1

Applicant: United Technologies Corporation/P&W Division

Upon a motion by Susan Skowronek, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to approve the above natural resource removal and filling permit 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. Add days of the week to hours of operation note. Weekend operations will not be permitted.
4. Provide a detailed map showing the haul route from the material source (OBB-2) to the filling site. The response regarding the number of trips per day and the duration of the hauling operation does not appear realistic. At 10 trips per day, the operation would last approximately 20 weeks.
5. Add notes to the plan that state what is proposed for dust/mud control both on the haul route and at the site.
6. Property Map needs to be certified to A-2 standards.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 1 Pent Road – Under Section 217; disturbance of approximately 63,890 sq. ft. of land to relocate surplus soil generated from the Office Building B2 parking lot project to be placed at the “Willgoos” site.

Assessor’s Map-Lot: 9-1

Applicant: United Technologies Corporation/P&W Division

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above soil erosion and sedimentation control 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. Applicant to provide an erosion and sedimentation control bond in the amount of \$95,300 for the relocation of 15,000 cubic yards of soil to the “Willgoos” site.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND SETTING:** 1 Pent Road – Soil erosion and sedimentation control bond in the amount of \$95,300 for the relocation of 15,000 cubic yards of soil to the “Willgoos” site.

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **set** the erosion and sedimentation control bond in the amount of \$95,300 for the relocation of 15,000 cubic yards of soil to the “Willgoos” site.

MISCELLANEOUS

- 639-655 Main Street – Proposed Dunkin Donuts

Town Planner Jeff Cormier updated the Commission on the status of the new Dunkin Donuts at the corner of Pitkin Street and Main Street. He reported that the applications for the proposed Dunkin Donuts have been withdrawn at this time.

- Site Plan Review thresholds

Town Planner Jeff Cormier distributed the proposed site plan review thresholds to the Commission. As Chair Bonzani explained, if applicants requested minor revisions to a site plan, the Site Plan Review Committee would have the authority to grant the revision and not forward it to the Planning & Zoning Commission. Mr. Cormier stated that he plans to finalize these thresholds based on the input from the Commission and have it on the August 9th agenda for possible approval.

- Brew pub regulations

Town Planner Jeff Cormier distributed the proposed new brew pub regulations for the Commission’s input.

ADJOURNMENT

The meeting adjourned at 7:50P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner