

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 9, 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 August 9, 2017.

CALL TO ORDER

The meeting was called to order at 8:22PM.

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 28, 2017

Upon a motion by Hank Pawlowski, seconded by John Ryan, the Commission **Voted (7-0) to approve** the Regular Meeting minutes for the June 28, 2017 meeting.

ZONING MAP CHANGE: 65 Goodwin Street – Under Section 713; proposed zoning map change of the front portion of the property from Residence 2 (R-2) district to the Industry 2 (I-2) district for the purpose of constructing a self-storage facility.

Assessor's Map-Lot: 27-124

Applicant: Steven Kaplan c/o Joseph P. Williams, Esq.

Upon a motion by John Ryan, seconded by Val Povinelli, the Commission **Voted (2-0-4)** to approve the above zoning map change application. **Motion defeated.** **Yeas:** Ryan, Povinelli. **Nays:** Bonzani, Noel, Pawlowski, Parkinson. *Due to her absence at the June 14th Public Hearing, Alternate Skowronek did not vote.*

After the vote, Chair Bonzani made the following statement:

“The Plan of Conservation and Development identifies several goals including:

- *Encouraging preservation of stable neighborhoods*
- *Enhancing and preserving East Hartford neighborhoods*
- *Promoting development while ensuring compatibility with the character and scale of surrounding areas*
- *Supporting, protecting and improving the quality of life for all East Hartford Residents*

Changing the zoning to I-2 would allow various types of intense uses on the parcel right next to a stable residential neighborhood that could negatively impact the residents.”

MAJOR FLOOD HAZARD DEVELOPMENT: 125 Riverside Drive – Under Section 601; construction of a new fifty-four inch (54”) reinforced concrete storm water pipe and a seventy-two inch (72”) outfall to the Connecticut River to replace the existing pipe and outfall system.

Assessor’s Map-Lot: 10-2

Applicant: Goodwin College Inc.

Upon a motion by Carol Noel, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above major flood hazard development 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.

SPECIAL USE PERMIT: 50 Main Street – Under Section 401.2; proposed four hundred ninety-two (492) square foot patio as a permanent seasonal outdoor restaurant dining facility serving alcoholic beverages for “Procaccini’s Restaurant”.

Assessor’s Map-Lot: 29-45

Applicant: Procaccini’s Italian Family Restaurant/Donald Procaccini

Upon a motion by Hank Pawlowski, seconded by Susan Skowronek, the Commission **Voted (7-0)** to **approve** the above special use 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.

TEXT AMENDMENT: Under Section 712; proposed addition of regulations for Minor Site Plan Modifications.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the regulations for minor site plan modifications with an effective date 15 days after notice of decision publication.

SITE PLAN MODIFICATION: 708 Silver Lane – Under Section 702 and 210.2; exterior building renovation including the construction of a parapet roof and new building façade, and request for a third business sign for “Burger King”.

Assessor’s Map-Lot: 34-100

Applicant: Everett Amaral – Architect

Upon a motion by Susan Skowronek, seconded by Angela Parkinson, the Commission **Voted (7-0)** to **approve** the above site plan modification 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.

SITE PLAN MODIFICATION: 400 Main Street – Under Section 702; construction of a new eight hundred fifty-five (855) sq. ft. building for the existing gas compressor located on the east side of the power house for “Pratt & Whitney”.

Assessor’s Map-Lot: 20-45

Applicant: James Wilkinson – Pratt & Whitney

Upon a motion by Hank Pawlowski, seconded by Susan Skowronek, the Commission **Voted (7-0)** to **approve** the above site plan modification 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.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASE:** 929 Burnside Avenue – Soil erosion and sedimentation control bond in the amount of \$11,100 for parking lot improvements

Upon a motion by Carol Noel, seconded by John Ryan, the Commission **Voted (7-0)** to **release** the erosion and sedimentation control bond in the amount of \$11,100 for parking lot improvements at 929 Burnside Avenue.

- **BOND RELEASE:** 170 Tolland Street – Site modification bond in the amount of \$16,550 for site improvements for “VIP Carwash”

Upon a motion by Carol Noel, seconded by John Ryan, the Commission **Voted (7-0)** to **release** the site modification bond in the amount of \$16,550 for site improvements for “VIP Carwash” located at 170 Tolland Street.

MISCELLANEOUS

- Brew pub regulations

Town Planner Jeff Cormier stated that he would update the Commissioners on the brew pub regulations at the next meeting.

ADJOURNMENT

The meeting adjourned at 8:55P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner