

**REGULAR SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 13, 2017**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, 2<sup>nd</sup> Floor, Town Hall, 740 Main Street, East Hartford, Connecticut on September 13, 2017.

**CALL TO ORDER**

The meeting was called to order at 7:45 PM.

**ROLL CALL**

**Present:**

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

**Absent**

Paul J. Roczynski  
Travis Simpson  
Susan Skowronek, Alternate

**Also Present:**

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 6 members, including Alternate Angela Parkinson.

**APPROVAL OF MINUTES**

- Public Hearing Minutes – August 9, 2017

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (6-0) to approve** the Public Hearing minutes for the August 9, 2017 meeting.

- Regular Meeting Minutes – August 9, 2017

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (6-0) to approve** the Regular minutes for the August 9, 2017 meeting.

**SPECIAL USE PERMIT:** 639-655 Main Street and 7 Pitkin Street – Under Section 402.2.s; demolition of the existing building at 639 Main Street and construction a new 2,660 sq. ft. building for a restaurant/automobile oriented use, “Dunkin Donuts”.

Assessor’s Map-Lot: 12-110, 12-111, 12-112/113

Applicant: 639 Main Street LLC and Marion C. Stanavage as Trustee

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the above special use 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:** 639-655 Main Street and 7 Pitkin Street – Under Section 402.2.f; to allow a drive-through facility use associated with the construction of a new 2,660 sq. ft. building for “Dunkin Donuts”.

Assessor’s Map-Lot: 12-110, 12-111, 12-112/113

Applicant: 639 Main Street LLC and Marion C. Stanavage as Trustee

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (6-0)** to **approve** the above special use 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.

**SITE PLAN APPLICATION:** 639-655 Main Street and 7 Pitkin Street – Under Section 702 and 210.2.d; demolition of the existing building and construction of a new 2,660 sq. ft. building for a restaurant/automobile oriented use and drive through for “Dunkin Donuts” and request for a third business sign.

Assessor’s Map-Lot: 12-110, 12-111, 12-112/113

Applicant: 639 Main Street LLC and Marion C. Stanavage as Trustee

Upon a motion by John Ryan, 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.
3. Demonstrate that the drainage system downstream of the proposed tie-in point has adequate capacity.
4. Verify and provide details of how the off-site sanitary sewer was abandoned.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION:** 639-655 Main Street and 7 Pitkin Street – Under Section 217; disturbance of approximately 39,221 sq. ft. of land for construction of a new building for “Dunkin Donuts”.

Assessor’s Map-Lot: 12-110, 12-111, 12-112/113

Applicant: 639 Main Street LLC and Marion C. Stanavage as Trustee

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (6-0)** 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 Financial Guarantee in the amount of \$8,800.00.

**SITE PLAN MODIFICATION:** 530 Main Street – Under Section 702; Removal of the existing kiosk/cashier structure and construction of a new 1,750 sq. ft. retail store for the automobile fueling station “Xpress Fuel”.

Assessor’s Map-Lot: 12-99

Applicant: Robert Mangino – Architect

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (6-0)** 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.
3. Add revision dates to plans.
4. Provide a Photometric Plan for site lighting. Light levels cannot exceed 0.5 ft-candles at any property line. This includes street lines.

### **BOND RELEASES/REDUCTIONS/SETTING**

- **BOND RELEASE:** 411 Burnham Street – Soil erosion and sedimentation control bond in the amount of \$8,400 for site improvements related to a building addition.

Upon a motion by Carol Noel, seconded by John Ryan, the Commission **Voted (6-0)** to **approve** the release of the soil erosion and sedimentation control bond for site improvements related to a building addition at 411 Burnham Street in the amount of \$8,400.00.

### **MISCELLANEOUS**

Town Planner Jeff Cormier informed the Commission of some of the applications for the October meeting. He also commented on the Land Use Group meeting that will take place tomorrow.

### **ADJOURNMENT**

The meeting adjourned at 8:10 P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner