

**SPECIAL SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
MARCH 8, 2017**

A Special Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Welling Conference Room, 2<sup>nd</sup> Floor, Town Hall, 740 Main Street, East Hartford, Connecticut on March 8, 2017.

**CALL TO ORDER**

The meeting was called to order at 6:00PM.

**ROLL CALL**

**Present:**

Peter Bonzani, Chair  
John Ryan, Secretary  
Travis Simpson  
Valentine Povinelli  
Henry Pawlowski, Alternate

**Absent**

Paul J. Roczynski  
Carol Noel

**Also Present:**

Jeffrey Cormier, Town Planner

**APPROVAL OF MINUTES**

- Regular Meeting Minutes – February 15, 2017

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (4-0-1)** to **approve** the Regular Meeting minutes for the February 15, 2017 meeting. *Abstain: Pawlowski*

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

**SITE PLAN APPLICATION:** 400 Main Street – Under Section 702; Regrading, restriping, new LED lighting, and drainage improvements to parking lots OBB-1 and OBB-2 containing approximately seven hundred and eighty (780) spaces for “Pratt & Whitney”.

Assessor’s Map-Lot: 20-45

Applicant: Pratt & Whitney Aircraft

Upon a motion by John Ryan, seconded by Hank Pawlowski, 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. As the disturbance for this site is more than 1 acre, a DEEP permit will be required.
4. Show the accessible parking sign detail, identify their location on the plan, and indicate which parking stalls are for vans.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION:** 400 Main Street – Under Section 217; disturbance of approximately 261,360 sq. ft. of land for regrading and drainage improvements to parking lots OBB-1 and OBB-2 for “Pratt & Whitney”.

Assessor’s Map-Lot: 20-45

Applicant: Pratt & Whitney Aircraft

Upon a motion by Travis Simpson, seconded by John Ryan, 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. As the disturbance for this site is more than 1 acre, a DEEP permit will be required.
4. Applicant to provide a soil erosion and sedimentation control bond in the amount of \$13,100.00.

**SITE PLAN APPLICATION:** 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 Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (5-0)** to **deny** the above site plan application without prejudice.

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

- **Bond Setting: 400 Main Street – Soil erosion and sedimentation control bond in the amount of \$13,100 for parking lot improvements**

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (5-0)** to **set** the soil erosion and sedimentation control bond in the amount of \$13,100 for parking lot improvements at 400 Main Street.

## **MISCELLANEOUS**

- Mayor's Silver Lane Advisory Committee

Chair Bonzani updated the Commission on the newly formed Silver Lane Advisory Committee. He sits on that Committee as a representative of the Planning & Zoning Commission. He indicated that the next meeting would be in May and will get back to the Commission with a specific date and time.

- Site plan review regulation thresholds

Chair Bonzani indicated that minor additions to a site plan, when not changing the footprint of a building, could be handled through the Site Plan Review Committee. He asked Town Planner Jeff Cormier to work on thresholds for the Commission to review at a later date.

- Regulations regarding brew pubs, auto sales, signage and window coverings

Town Planner Jeff Cormier discussed the possibility of revising/formatting regulations on these various issues.

- Design Development District 3 and Temporary Construction Staging Area regulations

Town Planner Jeff Cormier indicated that he would have the proposed regulations for the temporary construction staging area at the next meeting for the Commissions review. He also suggested the possibility of having a workshop for the design development district 3 regulations.

- Connecticut Federation of Planning and Zoning Agencies Annual Conference

Town Planner Jeff Cormier reminded the Commissioners that the Connecticut Federation of Planning and Zoning Agencies Annual Conference will be held on March 23, 2017 at the Aqua Turf. The deadline for responding is March 21<sup>st</sup>.

- Connecticut Bar Association Land Use Law seminar

Town Planner Jeff Cormier reminded the Commissioners that the Connecticut Bar Association Land Use Law seminar will be held on Saturday March 25<sup>th</sup> at Wesleyan University in Middletown.

## **ADJOURNMENT**

The meeting adjourned at 6:45P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner