

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 12, 2014**

A Regular Session Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on November 12, 2014.

CALL TO ORDER

The meeting was called to order at 10:00 PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Valentine Povinelli
Travis Simpson
Thomas Fitzgerald
Paul J. Roczynski

Absent

Kathleen Salemi, Secretary
John Ryan (Alternate)
Crystal Hernandez (Alternate)
Amy Sawyer (Alternate)

Also Present:

Michael Dayton, Town Planner
Denise Horan, Town Engineer

Chair Bonzani declared a quorum and the Commission would be voting with 6 members.

APPROVAL OF MINUTES

- Regular Session Minutes – October 8, 2014

Upon a motion by Mary Whaples, seconded by Thomas Fitzgerald, the Commission **Voted (5-0)** to **approve** the Regular Session minutes of October 8, 2014. *Abstention: Simpson*

- Workshop Session Minutes – October 22, 2014

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the Workshop Session minutes of October 22, 2014. *Abstention: Roczynski*

TEXT AMENDMENT APPLICATION – To amend Commercial Wireless Telecommunication General Requirements under section 225.8 to allow the maximum height of panel antennae to be increased from five (5) feet to eight (8) feet.

Applicant: Attorney Kenneth C. Baldwin for Cellco Partnership, d/b/a Verizon Wireless

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission Voted **(6-0)** to **approve** the above text amendment application.

ZONE CHANGE APPLICATION- Phillips Farm Active Adult Community Master Plan modification request to allow the adding of additional land of approximately 120 sq. ft. behind unit 36 and changing the zone of that parcel from Business Six (B-6) to Design Development District II, the elimination of emergency vehicle access from Wildflower Rd., elimination of 12' wide access drive to detention pond, substitution of 4" bituminous concrete park curb for 4" extruded concrete curb, various storm- water drainage changes, and new building architectural designs on land located off Silver Lane across from 888, 910, 914, 922, 950, 972 Silver Lane adjacent to 891, 975, 987 Silver Lane & 445, 457, 463, 467, 471, 475, 479, 485, 489 Forbes Street and the rear of 145 Wildflower Road and, 101, 93, 85, 77, 71, 65 Briarwood Lane.

Assessor's Map# 45, Lot# 117

Applicant: Phillips Farm Association C/O Whitney Property Management

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission Voted **(6-0)** to **approve** the above zone change application, with the following modifications:

1. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work. Provide appropriate signature blocks for each Profession on applicable sheets.
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. Separate sets of final plans will be required for each application; label accordingly.
4. Demonstrate compliance with Section 603.6.k
5. Show limits of inland wetlands and upland review area; label on plans.
6. Applicant shall construct and maintain the twelve foot wide grasspave emergency vehicle access drive. Such emergency vehicle access drive shall be cleared of all snow during winter months for unimpeded emergency access.
7. Applicant shall work with the Public Works Department, Engineering Department, Fire Department and Development Department on an appropriate removable barrier located at the end of the proposed emergency vehicle access drive from Wildflower Road. Applicant shall also work with the Public Works Department on appropriate snow placement at the end of Wildflower Road for unimpeded emergency access.
8. Applicant shall indicate on amended Master Plan documents a twelve foot wide clear access area for detention pond maintenance activities.
9. Applicant shall file on the land records appropriate written narrative and illustrative maps depicting all approved changes from the original master plan approval.

SITE PLAN MODIFICATION APPLICATION – 973 Silver Lane and 447 Forbes Street (A.K.A Phillips Farm) Modifications to include elimination of emergency vehicle access from Wildflower Rd., elimination of 12' wide access drive to detention pond, the adding of additional land behind unit 36 to comply with setback requirement, substitution of 4" bituminous concrete park curb for 4" extruded concrete curb, various storm-water drainage changes, and new building architectural designs.

Applicant: Phillips Farm Association C/O Whitney Property Management

Upon a motion by Travis Simpson, seconded by Paul Roczynski, 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 licensed in the state of Connecticut who is responsible for the work.
3. Separate sets of final plans will be required for each application; label accordingly.
4. The removal of the emergency vehicle access from Wildflower Road is subject to approval of the Town's police and fire departments.
5. Emergency vehicle access from Wildflower Road is subject to approval of the Office of State Traffic Administration (formerly STC) – see STC report No. 042-0503-01
6. On the plan sheets, as-built locations of the subgrade walls should also include dimensions between units; demonstrate compliance with building and zoning requirements.
7. Provide as-built survey of revised grading and yard drain installation in the vicinity of units 16 and 17 (work was taking place during site visit of 10/22/2014).
8. Applicant shall construct and maintain the twelve foot wide grasspave emergency vehicle access drive. Such emergency vehicle access drive shall be cleared of all snow during winter months for unimpeded emergency access.
9. Applicant shall work with the Public Works Department, Engineering Department, Fire Department and Development Department on an appropriate removable barrier located at the end of the proposed emergency vehicle access drive from Wildflower Road. Applicant shall also work with the Public Works Department on appropriate snow placement at the end of Wildflower Road for unimpeded emergency access.
10. Applicant shall indicate on amended Master Plan documents a twelve foot wide clear access area for detention pond maintenance activities.
11. Applicant shall file on the land records appropriate written narrative and illustrative maps depicting all approved changes from the original master plan approval.

SPECIAL PERMIT USE APPLICATION – Under Section 222.3 to allow a catering hall serving alcoholic liquors on land located at 30 Olde Roberts Street.

Assessors Map #47 Lot# 104

Applicant: Difano, LLC

Upon a motion by Travis Simpson, seconded by Thomas Fitzgerald, the Commission Voted **(6-0)** to **approve** the above special permit use 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.

MAJOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION- Under section 601 to allow remedial site activities involving soil excavations, soil backfilling, and replanted vegetation on land located at 1 Pent Road, A.K.A Pratt & Whitney Andrew Willgoos Turbine Laboratory site.

Assessors Map # 9 Lot# 1

Applicant: Pratt & Whitney, Division of United Technologies Corporation

L. Renee Welsh, Director of Facilities & Services

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission Voted **(6-0)** to **approve** the above major flood hazard development permit application, with the following conditions:

1. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work. Provide appropriate signature blocks for each Profession on applicable sheets.
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.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION – 1 Pent Road A.K.A Pratt & Whitney Andrew Willgoos Turbine Laboratory site, To perform remedial soil excavation activities within the flood hazard zones areas onsite.

Assessor's Maps #9, Lots # 1

Applicant: Pratt & Whitney, Division of United Technologies Corporation

Upon a motion by Paul Roczynski, seconded by Thomas Fitzgerald, 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 and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work. Provide appropriate signature blocks for each Profession on applicable sheets.
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. Separate sheets of final plans will be required for each application. Final plans to be drawn at a scale no smaller than 1"=40'.
4. Construction details sheet should be included into the plan set.
5. Add standard detail for hay bale installation.
6. Construction sequence narrative should be incorporated into the plans.
7. Clarify access road tie-ins to existing roadways and traffic flow.
8. Anti-tracking pads should be installed to avoid soil and debris being deposited on adjoining roads. Show locations on plan and add typical construction to detail sheet.
9. Provide clarification of upland equipment staging and truck loading areas. Silt fence may be required on the down gradient side of these areas and shown on the plan.
10. Clarify if there are separate soil storage areas for clean fill vs. excavated material.
11. A complete Soil-Erosion & Sediment Control application will need to be completed per Section 217.
12. Add the town's construction inspection contact note to the plans.

MAJOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION – Under Section 601 to allow various improvements associated with the existing Willow Brook Pond dam on land located at 400 Main Street (A.K.A Pratt & Whitney Aircraft).

Assessor's Maps#21&11 Lots# 1&2

Applicant: United Technologies Corporation /Pratt & Whitney Division

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission Voted **(6-0)** to **approve** the above major floor hazard development permit application, with the following conditions:

1. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work. Provide appropriate signature blocks for each Profession on applicable sheets.
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. Separate sets of final plans will be required for each application; label accordingly.
4. The Town's inspection note shall appear on the first sheet of the site plan
5. The site plan signature block shall appear on all plan sheets
6. Provide documentation regarding state and federal permits

TEXT AMENDMENT APPLICATION – To amend section 210.5 & 210.6 to allow licensed new automobile and truck sale and service facilities to have wall mounted directional signage with advertising for an accessory use repair facility.

Applicant: Town of East Hartford Town Planning and Zoning Commission

Upon a motion by Thomas Fitzgerald, seconded by Val Povinelli, the Commission Voted **(6-0)** to **approve** the above text amendment application.

ADJOURNMENT

The meeting adjourned at 10:25 P.M.

Respectfully submitted,

Michael Dayton, Town Planner