

**EAST HARTFORD PLANNING AND ZONING COMMISSION  
OCTOBER 22, 2014  
SPECIAL WORKSHOP SESSION MINUTES**

A Special Workshop Session Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, Town Hall, 740 Main Street, East Hartford, Connecticut on October 22, 2014.

The meeting was called to order at 5:33 p.m.

**ROLL CALL**

**PRESENT:**

Peter Bonzani, Chair  
Mary Whaples, Vice Chair  
Thomas Fitzgerald  
Valentine Povinelli, Jr.  
Travis Simpson  
Amy Sawyer (Alternate) – arrived 5:50 p.m.  
Crystal Hernandez (Alternate)

**ABSENT**

Kathleen Salemi, Secretary  
Paul J. Roczynski  
John Ryan (Alternate)

**ALSO PRESENT**

Michael Dayton, Town Planner  
Denise Horan, Town Engineer  
Gary Zalucki, Inspections & Permits Department

Chair Bonzani stated that there were 6 Commissioners in attendance, including Alternate Crystal Hernandez. (Alternate Amy Sawyer not present at this time)

*Chair Bonzani recused himself from discussion and vote on the following two agenda items and left the Chambers. Vice Chair Mary Whaples led the meeting.*

**SITE PLAN APPLICATION** – 148 Roberts Street, Construction of a 33,564 square foot building, parking lot, fencing site lighting landscaping and associated storm-water drainage system  
Assessor's Map #35, Lot 18  
Applicant: Greater Hartford Transit District

Upon a motion by Travis Simpson, seconded by Thomas Fitzgerald, it was voted (5-0) 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. Separate sets of final plans will be required for each application; label accordingly.
4. Place the Town's inspection note on the first sheet of the plan set.
5. Complete the zoning table; demonstrate compliance with Section 209 (parking), Section 303 (R-3) and Section 503 (I-3) requirements.
6. In the traffic narrative, explain the process for utilizing the multi-purpose parking spaces. Are inefficiencies introduced that would significantly reduce the number of available spaces available for drivers?
7. Provide the size and color of painted pavement markings (parking stalls, arrows, stop bars).
8. Check the right-turning movement for the Paratransit vehicles exiting onto Roberts Street; adjust radii as necessary.
9. Add traffic signs to the layout (do not enter; one way, etc.) to the detail sheets.
10. On sheet C-3 identify the sign to be relocated.
11. Provide all necessary construction details including but not limited to: traffic control signs & markings.
12. Revise the detail for the porous pavement section – include filter layers, reservoir layer and geotextile filter fabric.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – 148 Roberts Street,  
Construction of a 33,564 square foot building, parking lot, fencing site lighting landscaping and  
associated storm-water drainage system  
Assessor's Map #35, Lot 18  
Applicant: Greater Hartford Transit District

Upon a motion by Travis Simpson, seconded by Thomas Fitzgerald, it was voted (5-0) 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. Separate sets of final plans will be required for each application; label accordingly.
4. Place the Town's inspection note on the first sheet of the plan set.
5. All sheets associated with the E&S application require signature block as per Section 217 of the regulations.
6. Erosion and sedimentation control bond set in the amount of \$16,000.00.

*At this point, Chair Bonzani entered the Chambers and led the meeting.*

**DISCUSSION REGARDING NEW COMMERCIAL/INDUSTRIAL STORAGE CONTAINER REGULATIONS**

It was the consensus of the Commission to proceed with a text amendment to the town's zoning regulations based on the suggested revisions that were presented at this workshop.

**DISCUSSION REGARDING NEW SITE PLAN, SUBDIVISION AND SOIL EROSION AND SEDIMENTATION CONTROL BONDING REQUIREMENTS**

Town staff explained to the Commission that the town's bonding requirements need to be amended to be in compliance with the state regulations. Staff reviewed the proposed changes and it was the consensus of the Commission to proceed to a text amendment.

**MISCELLANEOUS**

There was a discussion on boats/trailers/trucks parked on yards in residential zones. It was the consensus of the Commission to set a 45' length limit and a seasonal grace period to the existing regulations.

**ADJOURNMENT**

**MOTION** by Travis Simpson, seconded by Thomas Fitzgerald, to adjourn at 6:42 p.m.

Respectfully Submitted,

Michael Dayton, Town Planner