



Robert J. Rank

2015 SEP 25 A 9:12

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 2015**

TOWN CLERK
EAST HARTFORD

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 September 23, 2015.

CALL TO ORDER

The meeting was called to order at 7:55PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Travis Simpson
Paul J. Roczynski
Valentine Povinelli
Thomas Fitzgerald
John Ryan (Alternate)

Absent

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

Also Present:

Jeffrey Cormier, Town Planner
Denise Horan, Town Engineer
Michael Dayton

Chair Bonzani declared a quorum and the Commission would be voting with 7 members, including John Ryan Alternate.

APPROVAL OF MINUTES

➤ Design Review – August 12, 2015

Upon a motion by Paul Roczynski, seconded by Thomas Fitzgerald, the Commission **Voted (7-0)** to **approve** the Design Review minutes for the August 12, 2015 meeting.

➤ Regular Session – August 12, 2015

Upon a motion by Paul Roczynski, seconded by Thomas Fitzgerald, the Commission **Voted (7-0)** to **approve** the Regular Session minutes for the August 12, 2015 meeting.

PRELIMINARY AND FINAL SUBDIVISION APPLICATION – Creation of a two (2) lot subdivision located at 585 Goodwin Street.

Assessor's Map#49 Lots#23, 199

Applicant: Michael Kreipovich

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the above preliminary and final subdivision application with the following modifications and waivers:

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. Separate sets of final plans will be required for each application; label accordingly.
4. Provide all information required in section 4.6 on the Key Map.
5. Provide water feature information per section 4.6.D.6 (Waiver requested)
6. Provide soil information per section 4.6.D.7 (Waiver requested)
7. Provide resource mapping per section 4.6.D.10 (Waiver requested)
8. Provide all soil sedimentation and erosion control information and a Conservation Plan as required in section 5.4K. Include material stockpile area, construction entrance and run erosion controls along all properties adjacent to proposed work areas (specifically the driveway area.)
9. Provide public improvement information as required in section 5.5 (Waiver requested)
10. Provide sidewalks along property frontage per section 8.3G (Waiver requested)
11. Provide open space per section 9.1-9.4 (Waiver requested)
12. Provide street trees as required in section 8.7 (Waiver requested)
13. Fill out Final Layout Acknowledgement of Requirements.
14. Add a note to the drawing that a Street Excavation Permit is required for all work performed within the Town's Right of Way.
15. Provide all information in the Zoning Data block.
16. Tie the subdivision into at least three East Hartford monuments per section 5.4.J.
17. Clarify which property corners have been set and which are to be set. Label plans accordingly.
18. Provide existing condition information and existing contours to within 200 feet of the subdivision boundaries per section 4.6D.
19. Graphically depict all proposed grading on the plans. Demonstrate compliance with sections 4.6E(3) and 5.4H(5) with existing contours extending 100 feet beyond subdivision boundaries. Show the high point in the proposed driveway with a spot grade and provide a proposed spot grade on the southeast corner of the hammerhead turning area.
20. Provide all necessary construction details including but not limited to bituminous pavement section (driveway), permanent road patch, trench section, etc. Permanent patch detail shown on the plan needs to have a note added that states should increased pavement depth be encountered in the field, that increased depth will be used for the repair.
21. Add the recent variance to the Surveyor's Notes and include dates for both variances.
22. Add the bearings for the two 9.00 foot dimensions shown.
23. Add all information to the Key map as required in section 4.5a, c.
24. Show all buildings within 200 feet of the subject property per section 4.6.D.9
25. Label all setback lines and dimensions per section 4.6.E.2.b. The dimension labelled 7.8 feet conflicts with the setback shown as 10 feet. Resolve this conflict by adding a reference note to the granted variances.
26. Provide a detail for the proposed silt fence, hay bales and all other erosion controls.

27. Label proposed T/E/C as underground utilities.

28. Demonstrate that the proposed design will not create storm drainage problems on adjacent properties.

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the waivers from the subdivision regulations as follows:

1. Water feature information Section 4.6.D.6.
2. Soil information Section 4.6.D.7.
3. Resource mapping Section 4.6.D.10.
4. Public improvement information Section 5.5.
5. *Sidewalks Section 8.3.G. (*sidewalks on opposite side of street)
6. Open space Section 9.1-9.4.
7. Trees Section 8.7. (48' of frontage, existing trees can remain)

ZONE CHANGE APPLICATION-Master Plan modification request to convert two (2) Goodwin College classrooms located at 195 Riverside Drive into early child care program classrooms operated by Community Renewal Team (CRT).

Assessor's Map#9 Lot#4

Applicant: Goodwin College, Inc.

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above zone change 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. On Master Plan 1, revise annotation for Existing Parking on the #167/#195 Riverside Drive parcel to reflect 35 existing spaces.
4. On Master Plan 1, revise annotation for Existing Parking on the #133 Riverside Drive parcel to eliminate reference to "2 spaces for 167/195 Riverside Drive".

SPECIAL PERMIT USE APPLICATION- Under Section 503.3(b) to allow conversion of two (2) Goodwin College classrooms located at 195 Riverside Drive into early child care program classrooms operated by Community Renewal Team (CRT).

Assessor's Map#9 Lot#4

Applicant: Goodwin College, Inc.

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (7-0)** 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.

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. Obtain approval from the Inland Wetlands-Environment Commission for the "Future Fenced Play Area (133 Riverside Drive)", as shown on the Site Layout Plan (SP-1), prior to approval by the Planning and Zoning Commission.

SPECIAL PERMIT USE APPLICATION - Under Section 406.2(c) to allow indoor commercial recreation use including restaurants, office space, and entertainment at a vacant theater site, A.K.A Showcase Cinemas, located at 936 Silver Lane.

Assessor's Map#46 Lot#107

Applicant: Silver Lane Partners, LLC, c/o Anthony W. Ravosa, JR.

Upon a motion by Mary Whaples, seconded by Thomas Fitzgerald, the Commission **Voted (7-0)** 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.
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. This application is contingent upon the State of Connecticut General Assembly approving the subject property as a "Casino gaming facility" as defined in Senate Bill No. 1090, Special Act No. 15-7.
4. Any change to this application, including but not limited to significant exterior building improvements or alterations, site improvements or modifications such as combining adjacent lots to this site, shall require a modification to this special permit application in accordance with Section 207.3.b of the regulations.
5. A site plan application for development of this property shall be approved by the Planning and Zoning Commission within one (1) year of the effective date of this special permit application.

ADJOURNMENT

The meeting adjourned at 8:50 P.M.

Respectfully submitted,

Mary Whaples, Vice Chair