



Development BUDGET PRESENTATION

FY 2023-2024



➤ DEPARTMENT DESCRIPTION & SERVICES

- Provides support and guidance to business owners, developers, and residents to encourage investment and economic growth in East Hartford
- Responsible for issuing permits related to Planning & Zoning via Chapter 124, Section 8-1c of the Conn. General Statutes
- Partners with DECD, the Connecticut River Valley Chamber of Commerce, and other organizations to promote the region's economic vitality
- Provides staff support for Planning & Zoning Commission, Economic Development Commission, and Redevelopment Agency

➤ SILVER LANE PLAZA



- Town acquired the property by eminent domain in March
- Priority is to demolish rear building first, relocating tenants
- \$10M in State Bond funds for project
- Redevelopment Agency identified it as the top priority property in their Silver Lane Redevelopment Plan, prepared with assistance from Goman & York
- Town purchased Applegate Lane, which runs alongside the property, making it a public road

➤ CHURCH CORNERS INN



- Town closed on the property on January 11
- 360 Management Group is managing the property
- Glendower Group is relocating tenants
- Goal is to create and advertise an RFP for a private developer

➤ CONCOURSE PARK APARTMENTS



- Planning & Zoning approvals received for Jasko Zelman partnership to construct up to 400 apartment units, 200 in first phase
- Modern amenities to attract young professionals and empty nesters
- Creation of 400 construction jobs and \$2 million per year in tax revenue
- \$7M remaining from 2018 Urban Act State Bonding and \$3M from Silver Lane Corridor GO Bonding



➤ RENTSCHLER FIELD LOGISTICS CENTER



- National Development purchased 300-acre site for \$78.47 million in January
- Groundbreaking is scheduled for March 6
- Up to 2.5 million square feet of warehousing and distribution space anticipated
- Research and development buildings planned to attract high-paying jobs
- Promise of 2,000 new jobs and additional development



➤ RIVERFRONT AREA DEVELOPMENT

Founders Plaza

Port Eastside development will densify plaza with potential housing, medical offices, museums, and recreation



Simon Konover Co. Apartment Development

100-150 Units on East River Drive near American Eagle



➤ FAIRFIELD INN & TOWNEPLACE SUITES



Fairfield[®]
BY MARRIOTT

TOWNEPLACE
SUITES[®]
MARRIOTT



363 Roberts Street

➤ HABITAT FOR HUMANITY HOMES



550 Burnside Avenue

- Ten single-family homes for first-time homebuyers
- Sale agreement approved by Town Council and Redevelopment Agency in October 2021
- Sale closing March 3, 2023
- Habitat will remain involved with Planned Unit Development permanently



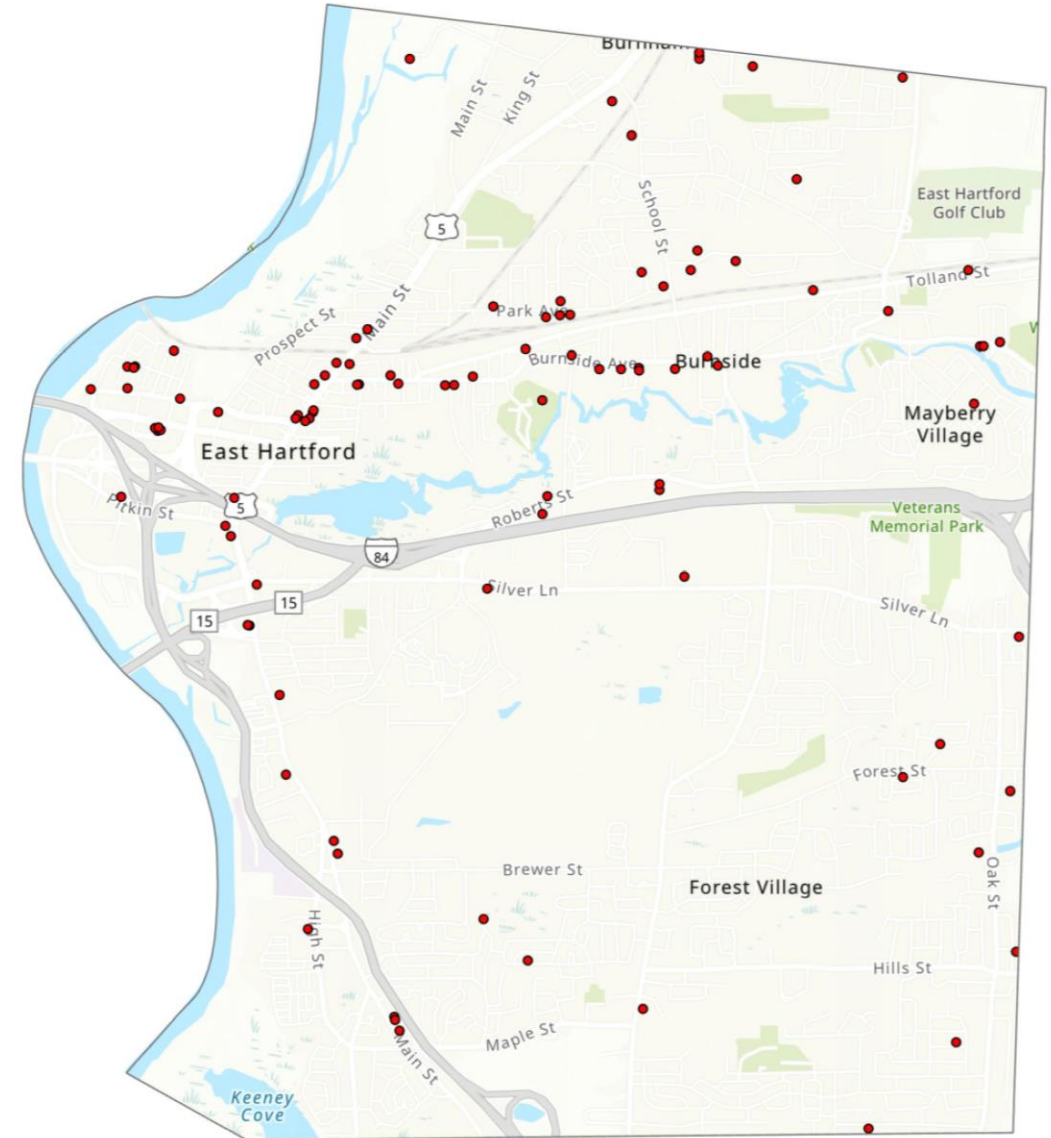
➤ ARPA SMALL BUSINESS ASSISTANCE PROGRAM



- Grants approved for 67 eligible businesses
- Maximum award is \$125,000
- Funding for infrastructure expansion, new equipment, hiring employees, or facade renovations



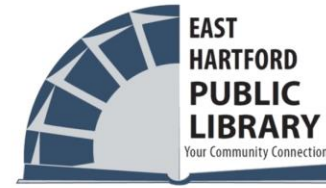
Locations of program applicants



➤ SMALL BUSINESS OUTREACH



Small Business Support Open Hours continue monthly with the Connecticut River Valley Chamber of Commerce at the East Hartford Public Library



U.S. Small Business
Administration





➤ LAND-USE GROUP

LAND-USE

WHY SHOULD I ATTEND?

We have found that working with applicants from a very early stage saves them time, money, and frustration, since it is easier to address regulations and concerns before official applications are filed than to change plans later in the process.



Also, applicants often appreciate receiving this preliminary information and advice regarding regulations, permits, and fees in one meeting without needing to visit many departments individually.





**Town of East Hartford
Development Department**

Town Hall, 2nd Floor
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East Hartford, CT 06108
Open M-F 8:30 AM-4:30 PM

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(860) 291-7301
JCORMIER@EASTHARTFORDCT.GOV

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www.easthartfordct.gov/development-planning





LAND-USE GROUP MEETING GUIDE





We can help you to start or grow a business here in EAST HARTFORD!

Land-Use Group is a free service offered by the town to provide pre-application guidance and feedback to potential applicants prior to starting a project.

FY 21	FY 22	FY 23 to date
27 meetings	46	26

- Meetings now virtual on Microsoft Teams
- Meetings occur weekly (as needed) and are attended by representatives from:
 - Planning
 - Engineering
 - Fire
 - Health
 - Zoning
 - Police
 - Building

START AND GROW YOUR BUSINESS

WHAT IS A LAND-USE GROUP MEETING?	WHO ATTENDS THIS MEETING?	HOW DO I APPLY?
<p>A Land-Use Group meeting is an opportunity for a business or property owner who is considering starting, relocating or expanding a business here in East Hartford to learn about important issues and possible permit requirements related to the proposed project and its location. It is a free and informal meeting that allows applicants to understand the feasibility of the project and the process going forward before investing time and money. It is not set up to finalize code requirements or engineering details, or to replace final applications or approvals from the departments in attendance.</p> 	<p>Representatives from the following departments may attend the Land-Use Group meetings:</p> <ul style="list-style-type: none">• Development Department• Engineering Division• Building Inspections and Permits Department• Health Department• Fire Marshal's Office• Police Department  <p>WHERE ARE THE MEETINGS HELD? The meetings are typically held in Conference Room B, on the second floor of East Hartford Town Hall.</p> <p>WHEN ARE THE MEETINGS HELD? The meetings are typically held on Thursday mornings at 9:00 AM, however, you must submit documentation and schedule your meeting in advance.</p>	<p>If you are interested in scheduling a Land-Use Group Meeting please submit the following information:</p> <p>Written Narrative/Business Plan – A brief description of one or two paragraphs, explaining your project and the changes you plan to make at your site.</p> <p>Floor Plan – A drawing showing the arrangement of rooms in the interior of the building.</p> <p>Site Plan – A drawing showing the layout of the property, including the building and available parking.</p> <p>These items do not have to be professional drawings, but we ask that you make them as clear as possible.</p> <p>Submit this information to Michael Daniels at mdaniels@easthartfordct.gov</p> <p>If you submit the above paperwork by close of business on any given Friday, your project will typically be placed on the agenda for the following Thursday morning. The Development Department will confirm the meeting time and location.</p>

➤ LAND-USE GROUP PROPOSALS



Noble
Gas and convenience store,
restaurant tenants, and car wash
160 Governor Street



Hoffman



Hoffman Porsche
New building
630 Connecticut Boulevard

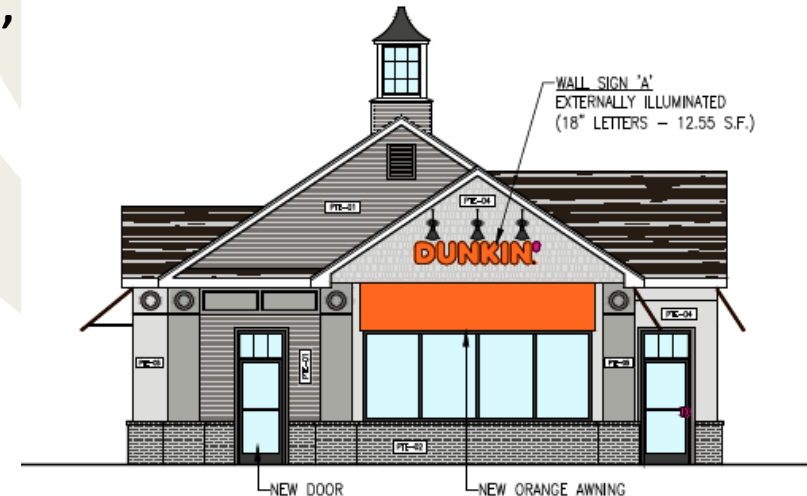
Popeyes
New Restaurant
317 Main Street



POPEYES

DUNKIN'

T&J Zafiris Dunkin'
Renovation and
parking lot
expansion
364 Silver Lane



➤ **NOW OPEN**



M&T Bank

M&T Bank
957 Main Street



Key Food
954 Main Street



Bailey's Medical Supplies
1137 Main Street



Citgo
75 Burnside Avenue



The
RUSSELL
Eclectic Tastes & Soulful Sounds



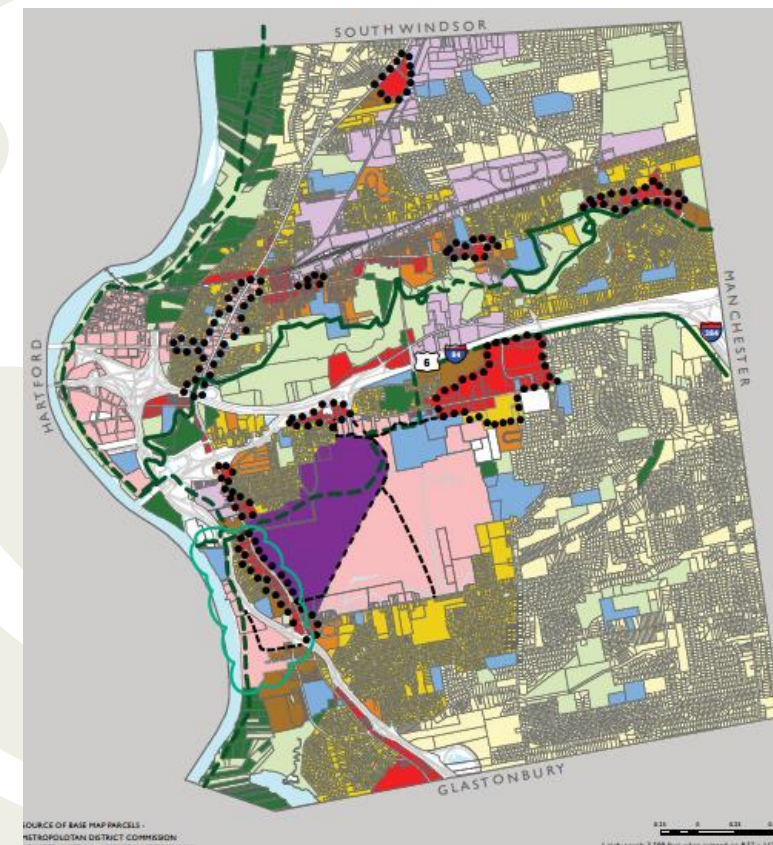
The Russell
Caribbean Restaurant
1084 Main Street



➤ PLANNING & ZONING COMMISSION

Planning Office	FY22	FY 23 1 st 6 Months
Applications	53	51
Revenue	\$4,365	\$35,586

- The Planning and Zoning Commission is responsible for preparing the Plan of Conservation and Development (POCD), subdivision regulations, zoning regulations, zoning map, review of municipal improvements (CGS 8-24), and various land use applications including site plans and special permits.
- CGS Sec. 8-23 requires municipalities to adopt a new POCD every 10 years. Planning and Zoning Commission will be starting in April 2023 to ensure a new POCD is prepared and adopted by the close of 2024.
- In conjunction with the 2023 POCD, the Town Planning and Zoning Commission is seeking to complete a master planning study on the Founder's Plaza District.



2014 POCD: Future Land Use Plan

COMPREHENSIVE ZONING REGULATIONS REWRITE AND ZONING MAP UPDATE

- The Commission **completed** the revision of a comprehensive update to the Zoning Regulations and adopted a new zoning map in January 2023.
- The new document is more user friendly, incorporates modern standards, and reflects desired development goals.
- In 2022, with assistance from GIS staff Tracy DeGrazia, we completed a revamp of the Official Zoning Map and supporting maps including DDD-3 planning areas map. The comprehensive map update is now easier to view and is linked to the town's Geographic Information System (GIS Map).



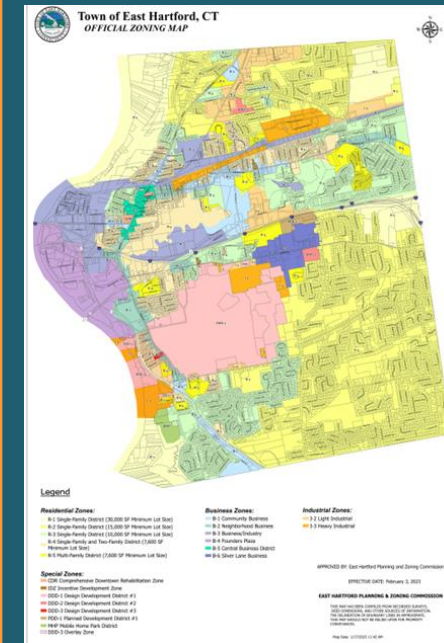
New Regulations

EAST HARTFORD Zoning Regulations



Planning & Zoning Commission

Effective February 18, 2023



Newly Adopted Zoning Map



➤ ZONING TEXT AMENDMENTS

- **Accessory Apartments:** Adopted new regulations to permit accessory dwelling units as accessory uses to Single-Family homes.
- **Legal Updates:** Completed legal updates in accordance with parking and other requirements of PA 21-29 including opting out of Accessory Dwelling Unit Requirements
- **Animal Facilities:** Created definitions and regulations for various animal facilities including dog-daycares and animal boarding facilities.
- **Stormwater and Low Impact Development:** Incorporated new stormwater drainage approach to address “low impact development” approaches and MS4 Permit provisions.
- **Site Lighting and Illuminations Standards:** Added and consolidated the site lighting and illumination standards and incorporated International Dark Sky compliance approaches.
- **EV Chargers:** Adopted standards for EV chargers.
- **Signs:** Updated the sign regulations and configurations to be more user-friendly and apply consistent standards.

Effective – February 18, 2023

Section 7.2
DEVELOPMENT STANDARDS

f. Signage and parking space paint shall clearly identify EV charging stations as well as any restrictions regarding users and time limits. Where public or shared access is permitted, rates shall be posted with sufficient size and visibility to be read before entering the parking space. Directional signage leading to EV charging spaces is permitted in addition to any other directional signage.

g. EV charging stations may include signage or electronic displays that provide operating instructions and advertising provided such signage and displays, unless otherwise approved by the Commission by Special Permit;

- 1) Shall not exceed one square foot (144 square inches) in cumulative area per charging station.
- 2) Shall use only static images.
- 3) Shall be located and oriented so that any electronic displays are either not visible from public roadways or residential buildings or use reduced lighting intensity from dusk to dawn.
- 4) Shall not emit audible sound.

h. Electric vehicle charging stations are not permitted within the Town or State right-of-way except at municipal sites and adjacent to designated on-street parking.



Size of Display And/Or Advertising
Only Allowed By Special Permit



Size of Display And/Or Advertising
Only Allowed By Special Permit

EV Charger Regulations



➤ GRANTS DESCRIPTION & MISSION

The Grants Administration Office manages the annual federal Community Development Block Grant (CDBG), a changing number of state and federal grants, leases for municipal properties, and is the staff liaison to the Historic District Commission.

Grant Fund Sources include:

- Community Development Block Grant (CDBG)
- Local Capital Improvement Program (LoCIP)
- Women Infants and Children (WIC) Program
- Public Health Emergency Prep (PHEP) Program
- Other funds, i.e. DECD, DEEP, DOT, CT OPM, etc.
- American Rescue Plan Act (ARPA) funding



➤ GRANTS ADMINISTRATION

- Grants Manager position 90% Town-funded, 10% CDBG funded
- Assistant Grants Administrator (part-time), Housing Planning Analyst salaries 100% paid by CDBG
- CDBG Year 48 (2022-23) Allocation is \$585,047
- List of all active grants total \$7,299,763.59
- ARPA allocation total: \$24,561,068

➤ GRANTS OFFICE RESPONSIBILITIES



- Assist Town Departments with multiple grant-related tasks including:
 - Researching and tracking grant opportunities
 - Writing and/or reviewing applications
 - Meeting grant reporting requirements and deadlines
 - Coordinating with regional, state and federal agencies
 - Financial management of grant-funded projects
 - Securing Town Council and Corporation Counsel approvals of grant applications and contracts



➤ GRANTS OFFICE RESPONSIBILITIES

- Administer grant contracts for State Bond Commission allocations
- Maintain Town accounts on various grant portals such as Grants.gov and System for Award Management (SAM)
- Administer annual Local Capital Improvement (LoCIP) allocation and related projects
- Manage Town participation in Neighborhood Assistance Act (NAA) Tax Credit Program



➤ AMERICAN RESCUE PLAN ACT (ARPA)

- East Hartford allocated \$24,561,068
- Help governments respond to the health and economic effects of the pandemic and build a stronger, more equitable economy during recovery
- Funds must be obligated by 12/31/2024; spent by 12/31/2026
- Town Council approved overall allocation plan on February 1, 2022; adjustments made June 21, October 4 and December 13

BUDGET CHANGES

DEVELOPMENT ADMINISTRATION

ORG	OBJECT	DESCRIPTION	REASON	\$ CHANGE
G4100	60110	Permanent Services	Contractual, Department Reorganization	\$109,681
G4100	62213	Dues & Subscriptions	CoStar subscription	\$5,387
G4100	63138	Contractual Services	Major development projects	\$30,000

PLANNING & ZONING COMMISSION

ORG	OBJECT	DESCRIPTION	REASON	\$ CHANGE
G9842	63138	Contractual Services	Plan of Conservation & Development Update	\$50,000



THANK YOU!