

**DESIGN REVIEW MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 19, 2014**

A Design Review Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on February 19, 2014.

**CALL TO ORDER**

The meeting was called to order at 5:32P.M.

**ROLL CALL**

**Present:**

Peter Bonzani, Vice-Chairman  
Paul J. Roczynski  
Travis Simpson  
Valentine Povinelli  
Crystal Hernandez (Alternate)

**Absent:**

Kathleen Salemi, Secretary  
Thomas Fitzgerald  
Mary Whaples (Alternate)  
Amy Sawyer (Alternate)

**Also Present:**

Michael Dayton, Town Planner  
Denise Horan, Town Engineer  
Eileen Buckheit, Development Director  
Gregg Grew, Inspections/Permits Director

Vice Chair Peter Bonzani announced that Crystal Hernandez would be voting as a full member, thereby establishing a quorum with 5 members.

**SITE PLAN APPLICATION** – 42 Rumsey Road, Installation of one 150kw & one 100kw natural gas emergency electrical generators and concrete pads to an existing industrial building.  
Applicant: Korth Engineering, LLC

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above application, with the following condition:

1. Final plans and mylars are to be signed and sealed by the professional engineer or land surveyor licensed in the State of Connecticut that is responsible for the work.
2. Clarify the line work and notes on the site plan to distinguish between existing and proposed construction elements.

3. The manufacturer's data at the top of the sheet is illegible; correct this.
4. Provide layout dimensions.
5. Provide the required construction details.
6. Add the approval block and inspection note.

**SITE PLAN MODIFICATION APPLICATION** – 411 Burnham Street, Installation of a 125kw diesel emergency electrical generator, concrete pad and bollards to an existing industrial building.  
Applicant: The NEFCO Corporation

Upon a motion Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above application, with the following conditions:

1. Final plans and mylars are to be signed and sealed by the professional engineer or land surveyor licensed in the State of Connecticut that is responsible for the work. Final plans are to be plotted at full scale.
2. Provide additional details on the new concrete pad – reveal, etc.
3. Provide detail of area between the pad location and the building, i.e. edge of parking, ground surface, area restoration, etc.
4. Show erosion/sedimentation control for catch basins in proximity to construction.
5. Provide details regarding landscape treatment at the modified island.
6. Provide decibel rating of proposed generator.

**DISCUSSION ON PROPOSED SPECIAL REGULATIONS FOR PROPERTIES WITH LOT FRONTAGE ON MAIN STREET LOCATED IN THE BUSINESS II (B-2) AND BUSINESS V (B-5) ZONES** “Specific 50% Permitted Use Ground Floor Requirement”

Staff noted that this proposed special regulation would be for properties on Main Street starting at Brewer/High Streets extending north to the Railroad tracks. It was the consensus of the Commission for staff to proceed with this regulation, noting that the 50% requirement should be set as a minimum.

**REVIEW OF DRAFT PLAN OF CONSERVATION AND DEVELOPMENT AND SETTING OF PUBLIC HEARING DATE**

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to set a public hearing date of Wednesday, May 21, 2014 @ 7:30PM in Council Chambers to hear public comment on the draft Plan of Conservation & Development.

**DISCUSSION REGARDING THE FOLLOWING LAND-USE ISSUES:**

- Major Recreational Equipment Storage In Residential Zones

The Commission asked town staff to check on what regulations similar towns have for allowing residents to keep major recreational equipment stored on their properties and report back to the Commission.

- Propane Exchange Cages

Town staff reviewed the proposed regulation for propane exchange cages. It was the consensus of the Commission for staff to proceed with this regulation

- Commercial Vehicle Parking In Residential Zones

Town staff recommended that the regulation be revised from a “tonnage” system to a “class” system. It was also noted that the size of one’s property could have a direct correlation with the “class” of the vehicle being parked on such property. It was the consensus of the Commission for staff to see what other towns are doing regarding this issue and report back to the Commission.

- Metal Security Doors on Business and Industrial Buildings

Town staff reviewed the regulation regarding the installation of metal security doors. It was the consensus of the Commission for town staff to proceed with this regulation.

## **APPROVAL OF MINUTES**

- Regular Session Minutes – January 8, 2014

Upon a motion Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the January 8, 2014 Regular Session Minutes, with the following correction:

**SITE LOCATION APPLICATION** – 227 Burnside Avenue, under C.G.S Section 14-54 for used car dealers license and general repairs license ownership change. (5) Applicant shall install vinyl slats to the existing chain link fence to prevent viewing of damaged automobiles from Burnside Avenue. ~~and Ecology Drive.~~

## **MISCELLANEOUS**

### **Extension of Schedule for the Proposed Runway Filling Operation/400 Main Street Natural Resources Removal and Filling Permit/Soil Erosion & Sedimentation Control Permit**

Upon a motion by Travis Simpson, seconded by Crystal Hernandez, the Commission **Voted (5-0)** to **approve** a one-year extension of time (January 30, 2015) to conduct construction activities as described in the Natural Resources Removal and Filling Permit and the Soil Erosion & Sedimentation Control Permit, at the request of Environmental Partners LLC on behalf of True Blue Environmental, Inc. provided that all originally approved conditions and bond requirements remain in effect.

## **ADJOURNMENT**

The meeting adjourned at 7:25P.M.

Respectfully submitted,

Kathleen Salemi, Recording Secretary