

**PUBLIC HEARING MINUTES  
PLANNING AND ZONING COMMISSION  
MARCH 8, 2022**

A Public Hearing of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford, CT on March 8, 2022.

Chair Ryan opened the public hearing at 6:00 p.m. Secretary Noel then read the legal ad for this public hearing, which was published in the Journal Inquirer on Friday, February 25, 2022 and Thursday, March 3, 2022.

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair (via Teams)  
Carol Noel, Secretary  
Valentine Povinelli  
Sidney Soderholm  
Peter Marra  
Wesaneit Tsegai, Alternate (via Teams)

**Absent:**

Stephen Roczynski  
Melissa-Sue John, Alternate

**Also Present:**

Jeffrey Cormier, Town Planner

The Chair declared a quorum with 7 voting members, including Alternate Tsegai.

Jeff Cormier, Town Planner, and James Tallberg, Corporation Counsel, presented the following two items to the Commission:

**REVOCATION OF SPECIAL USE PERMIT AND SITE PLAN MODIFICATION APPROVAL  
FROM 8/11/2021 MEETING:**

**SPECIAL USE PERMIT:** 300 Connecticut Boulevard – Under Section 403.2.a; redevelop an existing automotive sales and service facility for use as an automotive service center facility to include repair, service, maintenance, collision and auto body repair, display, delivery and indoor storage of new and pre-owned automobiles, energy products and offerings, and related parts and accessories, and for general office purposes, consistent with all legal requirements.

Assessor's Map-Lot: 5-163

Applicant: East Hartford, CT (300 Connecticut) LLC

The following individual came forward to speak in favor of the revocation of the special use permit and the site plan modification approvals for 300 Connecticut Boulevard: Attorney Thomas Rechen.

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TOWN CLERK  
EAST HARTFORD

*Robert J. Cook*

**SITE PLAN MODIFICATION:** 300 Connecticut Boulevard – Under Section 702; site modifications including widening the grass buffer strip along Governor Street, new grass strip separating the parcel from the corner lot located at 262 Connecticut Boulevard, new curbing, sealcoating and restriping, and new accessible spaces.

Assessor's Map-Lot: 5-163

Applicant: East Hartford, CT (300 Connecticut) LLC

No one came forward to speak.

Robert DeCrescenzo, Attorney for the applicant, presented the following item to the Commission:

**PLAN OF CONSERVATION AND DEVELOPMENT MAP AMENDMENT:** Amend the 2014 Plan of Conservation and Development Future Land Use Plan (Figure 48) by changing approximately 300 acres of Rentschler Field from "mixed use" to "light industry" land use designation to support site development for industrial uses.

Applicant: ND Acquisitions, LLC

No one came forward to speak.

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to start the Special Session @ 6:24 p.m.