

**REGULAR SESSION MINUTES  
PLANNING AND ZONING COMMISSION  
APRIL 13, 2022**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on April 13, 2022.

**CALL TO ORDER**

The meeting was called to order at 8:56 p.m.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Valentine Povinelli  
Stephen Roczynski  
Sidney Soderholm  
Peter Marra  
Melissa-Sue John, Alternate

**Absent:**

Wesaneit Tsegai, Alternate

**Also Present**

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members. He then announced the exit locations in accordance with C.G.S. §29-381.

**APPROVAL OF MINUTES**

- Public Hearing Minutes – March 8, 2022

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the public hearing minutes of March 8, 2022.

- Special Meeting Minutes – March 8, 2022

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the special meeting minutes of March 8, 2022.

**ZONING MAP CHANGE:** Consolidated Lot No. 1 (Rentschler Field) – Under Section 603; Master Plan application for the development of a 300 acre portion of Rentschler Field located in the Design Development District to include retail/mixed use, high-tech manufacturing and research/development, logistics centers, and service and repair facility uses.

Assessor's Map-Lot: TBD

Applicant: ND Acquisitions LLC

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above zoning map change at consolidated Lot No. 1 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. Effective date is 15 days from the date of publication of the decision.

**ZONING TEXT AMENDMENT:** Consolidated Lot No. 1 (Rentschler Field) – Under Section 603; Master Plan application for the development of a 300 acre portion of Rentschler Field located in the Design Development District to include retail/mixed use, high-tech manufacturing and research/development, logistics centers, and service and repair facility uses.

Assessor's Map-Lot: TBD

Applicant: ND Acquisitions LLC

Upon a motion by Stephen Roczynski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above zoning text amendment as presented 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. The effective date is 15 days after date of publication of decision and when the mylar is filed on the Land Records in the Office of the Town Clerk.

**SPECIAL USE PERMIT:** 317 Main Street – Under Section 402.2; construction of a new 2,300 sq. ft. restaurant/automobile oriented use including parking, drainage, lighting, and landscaping for "Popeye's Louisiana Kitchen" restaurant.

Assessor's Map-Lot: 20-20

Applicant: Lawrence BenBassett

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above special use permit 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. Per the Manual of Technical Design, test pits are required for any infiltration system. Test pits must verify that the bottom of the infiltrator is a minimum of 2 feet above the season high water mark. Test pits must be witnessed by Engineering Department Staff.
4. Access ways should be as close to 90 degrees as possible. Final determination of the location and configuration of the access points will be made during the CT DOT review process.
5. Parking space at the SE corner of the project site appears virtually inaccessible and is also a potential major conflict as a vehicle backing out will impede incoming traffic from northbound Main Street.
6. State of CT DOT has expressed an interest in reviewing the changes to this site. (Informational)
7. Submit a sign package that contains no more than three signs.
8. Show the pylon sign as being the required 10 feet behind the property line.
9. Relocate the ADA accessible parking spaces adjacent to the south property line as close to the building as possible.
10. Provide a detail for the trash enclosure.

**SPECIAL USE PERMIT:** 317 Main Street – Under Section 402.2; addition of a drive through facility associated with the construction of a new restaurant/automobile oriented use for “Popeye’s Louisiana Kitchen” restaurant.

Assessor’s Map-Lot: 20-20

Applicant: Lawrence BenBassett

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above special use permit 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. Per the Manual of Technical Design, test pits are required for any infiltration system. Test pits must verify that the bottom of the infiltrator is a minimum of 2 feet above the season high water mark. Test pits must be witnessed by Engineering Department Staff.
4. Access ways should be as close to 90 degrees as possible. Final determination of the location and configuration of the access points will be made during the CT DOT review process.
5. Parking space at the SE corner of the project site appears virtually inaccessible and is also a potential major conflict as a vehicle backing out will impede incoming traffic from northbound Main Street.
6. State of CT DOT has expressed an interest in reviewing the changes to this site. (Informational)
7. Submit a sign package that contains no more than three signs.
8. Show the pylon sign as being the required 10 feet behind the property line.
9. Relocate the ADA accessible parking spaces adjacent to the south property line as close to the building as possible.
10. Provide a detail for the trash enclosure.

**SITE PLAN APPLICATION:** 317 Main Street – Under Section 402.2; construction of a new 2,300 sq. ft. restaurant/automobile oriented use including parking, drainage, lighting, and landscaping for “Popeye’s Louisiana Kitchen” restaurant.

Assessor’s Map-Lot: 20-20

Applicant: Lawrence BenBassett

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** 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. Per the Manual of Technical Design, test pits are required for any infiltration system. Test pits must verify that the bottom of the infiltrator is a minimum of 2 feet above the season high water mark. Test pits must be witnessed by Engineering Department Staff.
4. Access ways should be as close to 90 degrees as possible. Final determination of the location and configuration of the access points will be made during the CT DOT review process.
5. Parking space at the SE corner of the project site appears virtually inaccessible and is also a potential major conflict as a vehicle backing out will impede incoming traffic from northbound Main Street.
6. State of CT DOT has expressed an interest in reviewing the changes to this site. (Informational)
7. Submit a sign package that contains no more than three signs.
8. Show the pylon sign as being the required 10 feet behind the property line.
9. Relocate the ADA accessible parking spaces adjacent to the south property line as close to the building as possible.
10. Provide a detail for the trash enclosure.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION:** 317 Main Street – Under Section 217; disturbance of approximately 27,083 sq. ft. of land for construction of “Popeye’s Louisiana Kitchen” restaurant.

Assessor’s Map-Lot: 20-20

Applicant: Lawrence BenBassett

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** 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.

**ZONING MAP AMENDMENT:** 770 Main Street (AKA 768-770 Main) – Under Section 713; zoning map change from the Business 5 (B-5) district to the Business 2 (B-2) district for the property currently occupied by the YMCA.

Assessor’s Map-Lot: 13-438/PT

Applicant: Laura Floyd

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above zoning map amendment as presented 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. The effective date is 15 days after date of publication of decision.

**ZONING TEXT AMENDMENT:** Under Section 711; amendment to establish provisions for accessory dwelling units to be allowed on single family lots in any zone subject to certain requirements.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **postpone** this item until the May 11, 2022 meeting.

**SITE PLAN APPLICATION:** 1022 Burnside Avenue – Under Section 702; renovation of the existing convenience store to include a cooler addition, façade improvements, and underground storage tank replacement.

Assessor's Map-Lot: 59-127

Applicant: Burnside Food Stop

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** 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.

**SITE PLAN APPLICATION:** 34 Leggett Street – Under Section 702; construction of a bituminous parking lot consisting of twenty angles spaces with one-way traffic flow and drainage improvements.

Assessor's Map-Lot: 38-251

Applicant: James L. O'Hara

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** 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. All work done on Town Property will require a Street Excavation Permit from the Engineering Department.
4. Work with staff to investigate the feasibility of installing a fence or other opaque screening along the east property line to provide a visual barrier for the adjacent residential dwellings.

### **MISCELLANEOUS**

Jeff Cormier, Town Planner, reported that the canopy at the gas station at 179 Main Street is constructed. Commissioner Stephen Roczynski asked for a progress update on the site of the former hotel on Roberts Street.

### **ADJOURNMENT**

The meeting adjourned at 9:37 PM.