

*Robert J. Bask*

**REGULAR SESSION MINUTES  
PLANNING AND ZONING COMMISSION**  
MAY 11, 2022

2022 MAY 16 AM 11:19  
TOWN CLERK  
EAST HARTFORD

A Regular Meeting of the EAST HARTFORD PLANNING AND ZONING COMMISSION was held at Town Hall, 740 Main Street, East Hartford CT on May 11, 2022.

**CALL TO ORDER**

The meeting was called to order at 7:45 p.m.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Valentine Pavinelli  
Stephen Roczynski  
Sidney Soderholm  
Peter Marra  
Melissa-Sue John, Alternate  
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 Connecticut General Statutes Section 29-381.

**APPROVAL OF MINUTES**

- Public Hearing Minutes – April 13, 2022

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission Voted (7-0) to approve the public hearing minutes of April 13, 2022.

- Special Meeting Minutes – April 13, 2022

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission Voted (7-0) to approve the special meeting minutes of April 13, 2022.

**SPECIAL USE PERMIT:** 1008-1014 Main Street -- Under Section 405.2; request for a restaurant/eating establishment serving alcoholic liquor and for a permanent seasonal outdoor dining facility for "Favela Aroma" restaurant.

Assessor's Map-Lot: 13-325A

Applicant: Costa East LLC

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, 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.

**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 Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **postpone** the above zoning text amendment.

*The Commission asked for the following changes to the draft regulations:*

1. *An additional provision under 214.3.a.4 indicating that the Commission may modify the minimum size requirement for existing detached structures, and notwithstanding a. and b. the minimum floor area shall be 300 square feet.*
2. *Staff check with the Building Department on any code restrictions for parking in front of a living space.*
3. *Add descriptive text to the images.*
4. *Find different simple images that show the types of ADU's.*

**SITE PLAN APPLICATION:** 1065 Main Street – Under Section 702; replacement of the storefront doors, site improvements, and removal of the drive-through window and installation of an ATM for “Chase Bank”.

Assessor's Map-Lot: 13-259

Applicant: JPMorgan Chase Bank

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:** 19 Thomas Street (AKA 240 Governor Street) – Under Section 702; expansion of the existing parking lot and drainage system for the Boilermakers Union.

Assessor's Map-Lot: 5-110A, 5-108

Applicant: Jason Dupuis

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, 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. Show Test Pit locations and data on the plans.
4. A Professional Engineer must sign and seal the drainage report.
5. The WQV in the report does not match that shown on the plans. Resolve the conflict.
6. Connection to the Town catch basin should be closer to 90 degrees, i. e., into the rear (property side) of the basin. Connections involving the corners of CB's are not allowed.
7. A Waiver of Claim and Street Excavation Permit will be required prior to connecting to the CB or doing work within the Town's Right of Way.

**SITE PLAN APPLICATION:** 1-3 Oakland Avenue -- Installation of antennas and related equipment on the rooftop of the building.

Assessor's Map-Lot: 26-203

Applicant: Dish Wireless, LLC by Jonathan McNeal, Nexius Solutions

Upon a motion by Carol Noel, seconded by Hank Pawlowski, 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.

## **MISCELLANEOUS**

- 179 Main Street gas station canopy materials

Jeff Cormier, Town Planner, announced that the canopy, along with the asphalt shingles, have been installed.

- Reschedule regular meeting date

Town Planner Cormier suggested that the June 22<sup>nd</sup> meeting for the Planning and Zoning Commission be moved to Wednesday June 29<sup>th</sup> to accommodate those items that require Inland/Wetlands approval.

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **voted (7-0)** to cancel the regular meeting scheduled for Wednesday June 22<sup>nd</sup> and schedule a Special meeting on Wednesday June 29<sup>th</sup>.

## **ADJOURNMENT**

The meeting adjourned at 9:00 PM.