

Robert J. Beck

2021 MAY 14 P 2: 23

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION**
MAY 12, 2021

TOWN CLERK
EAST HARTFORD

A Regular Session of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft "Teams" at Town Hall, 740 Main Street, East Hartford CT on May 12, 2021.

CALL TO ORDER

The meeting was called to order at 7:37 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Stephen Roczynski
Travis Simpson
Valentine Povinelli
Sidney Soderholm
Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Also Present

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members.

APPROVAL OF MINUTES

- Public Hearing Minutes – April 14, 2021

Upon a motion by Sid Soderholm, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the public hearing meeting minutes of April 14, 2021.

- Regular Meeting Minutes – April 14, 2021

Upon a motion by Hank Pawlowski, seconded by Wes Tsegai, the Commission **Voted (7-0)** to **approve** the regular meeting minutes of April 14, 2021.

- Special Meeting Minutes – April 30, 2021

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the Special meeting minutes of April 30, 2021.

SPECIAL USE PERMIT: 365 Main Street – Under Section 603.13 and 222; request to allow the sale of alcoholic liquors for a new restaurant “Rebel Dog Coffee Company”.

Assessor’s Map-Lot: 10-40

Applicant: Rebel Dog Coffee Co. East Hartford

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above special use permit 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.

SPECIAL USE PERMIT: 31 School Street – Under Section 207.10; construction of an impound garage at the Public Safety Complex to house impounded vehicles and Fire Department and Police Department equipment.

Assessor’s Map-Lot: 37-269/PT

Applicant: Town of East Hartford

Upon a motion by Carol Noel, seconded by Val Povinelli, the Commission **Voted (7-0)** to **approve** the above special use permit 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: 31 School Street – Under Section 702; construction of an impound garage at the Public Safety Complex to house impounded vehicles and Fire Department and Police Department equipment.

Assessor’s Map-Lot: 37-269/PT

Applicant: Town of East Hartford

Upon a motion by Carol Noel, 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.

ZONING TEXT AMENDMENT: Under Section 711; minor revisions to Section 603, Design Development District, to clarify terminology and create consistency with the application procedure for the recently adopted Planned Development District.
Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above zoning text amendment as presented with an effective date of 15 days after notice of publication of decision.

SITE PLAN APPLICATION: 339 Main Street and 1 High Street – Under Section 702; construction of a new, single-story, 13,888 sq. ft. office building including parking facilities, lighting, landscaping, and drainage infrastructure.
Assessor's Map-Lot: 20-18, 21-1
Applicant: Goodwin University, Inc.

Upon a motion by Sid Soderholm, seconded by Melissa-Sue John, 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 impervious surface and drainage related comments shall be completed to the satisfaction of the Town Engineer prior to application for a building permit.
4. Storm drainage easements shall be filed on the Land Records prior to the application for a building permit.
5. A double row of staggered arborvitae spaced at 5 ft. on center shall be provided along the west and part of the south lot line adjacent to the Carriage Park Condominium property.
6. Show and label Streetline on Photometric Plan.
7. Provide E&S Plan with details and E&S sequence narrative.
8. Impervious surface areas both existing and proposed need to be shown. Existing impervious surface areas are what is present on site today.
9. Create easements for the off-site storm drainage run.
10. A Street Excavation Permit will be required for work within the Town's ROW. A DEEP Permit may be required as the site exceeds 1 acre.
11. Narrative is missing summary tables showing pre and post flows for 2, 5, 10, 25 and 100-year storm events. Impervious surface areas to be used in calculations are what is present on site today.

12. Underground infiltration design must be based on the 100-year storm event. A test pit is required per Manual of Technical Design.
13. Show grade at top of frame for proposed manhole in street.
14. Summarize the WQV calculations in the narrative. Include calculated WQV amount and volume of storage proposed along with estimated time to drain.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN: 339 Main Street and 1 High Street – Under Section 217; disturbance of greater than 0.5 acres of land for construction of a new, single-story, 13,888 sq. ft. office building including parking facilities, lighting, landscaping, and drainage infrastructure.

Assessor's Map-Lot: 20-18, 21-1

Applicant: Goodwin University, Inc.

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above soil erosion and sedimentation control plan 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 impervious surface and drainage related comments shall be completed to the satisfaction of the Town Engineer prior to application for a building permit.
4. Storm drainage easements shall be filed on the Land Records prior to the application for a building permit.
5. A double row of staggered arborvitae spaced at 5 ft. on center shall be provided along the west and part of the south lot line adjacent to the Carriage Park Condominium property.
6. Show and label Streetline on Photometric Plan.
7. Provide E&S Plan with details and E&S sequence narrative.
8. Impervious surface areas both existing and proposed need to be shown. Existing impervious surface areas are what is present on site today.
9. Create easements for the off-site storm drainage run.
10. A Street Excavation Permit will be required for work within the Town's ROW. A DEEP Permit may be required as the site exceeds 1 acre.
11. Narrative is missing summary tables showing pre and post flows for 2, 5, 10, 25 and 100 year storm events. Impervious surface areas to be used in calculations are what is present on site today.
12. Underground infiltration design must be based on the 100-year storm event. A test pit is required per Manual of Technical Design.
13. Show grade at top of frame for proposed manhole in street.
14. Summarize the WQV calculations in the narrative. Include calculated WQV amount and volume of storage proposed along with estimated time to drain.
15. Applicant shall provide a financial guarantee in the amount of \$8,600.00.

SITE PLAN APPLICATION: 179 Main Street – Under Section 702; request to change the building façade from brick to vinyl with stone banding, increase the front door size, ground sign panel replacement, and approval of the canopy design.

Assessor's Map-Lot: 19-126

Applicant: Burhan Rajput

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **table** the above site plan application until the June 9th meeting.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASE REQUEST:** 3 Pent Road (formerly 1 Pent Rd) – Bond release in the amount of \$15,700 for erosion and sediment controls for construction of the manufacturing annex building approved on 1/10/18.

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **release** the erosion and sedimentation control bond in the amount of \$15,700 for the construction of the annex building at 3 Pent Road.

- **BOND RELEASE REQUEST:** 365 Main Street – Bond release in the amount of \$23,400 for erosion and sediment controls for construction of a mixed-use office building approved on 5/5/19.

Upon a motion by Hank Pawlowski, seconded by Val Povinelli, the Commission **Voted (7-0)** to **release** the erosion and sedimentation control bond in the amount of \$23,400 for the construction of a mixed-use office building at 365 Main Street.

MISCELLANEOUS

- 50 Main Street – Gino's Restaurant Outdoor Patio Entertainment Request

Upon a motion by Melissa-Sue John, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **allow** acoustic music at the outdoor patio no later than 9PM.

- Chair John Ryan stated that he would like to meet in Council Chambers for the Commission's June 9th meeting, along with Commissioners who felt secure with social-distancing.
- Sid Soderholm asked that staff and Engineering comments for agenda items be sent to the Commissioners earlier than the day of the meeting to give them time to review the comments and conditions.

ADJOURNMENT

The meeting was adjourned at 9:02 p.m.