

Robert J. Bask

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**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
JUNE 9, 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 June 9, 2021.

CALL TO ORDER

The meeting was called to order at 7:15 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary (via Teams)
Travis Simpson (via Teams)
Stephen Roczynski
Valentine Povinelli
Sidney Soderholm

Absent:

Wesaneit Tsegai, Alternate
Melissa-Sue John, Alternate

Also Present

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members.

APPROVAL OF MINUTES

- Public Hearing Minutes – May 12, 2021

Upon a motion by Sid Soderholm, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the public hearing meeting minutes of May 12, 2021.

- Regular Meeting Minutes – May 12, 2021

Upon a motion by Stephen Roczynski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the regular meeting minutes of May 12, 2021.

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 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

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission Voted **(7-0)** that the question concerning the application of East Hartford, CT (300 Connecticut) LLC as set forth in agenda item #3, be **postponed** until the June 23, 2021 meeting.

SPECIAL USE PERMIT: 1191 Main Street – Under Section 405.2.h; request to locate a hair salon and body contouring studio (Tier II Personal Service Use) and personal care and beauty services.

Assessor's Map-Lot: 14-272

Applicant: Devona Hayes

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, 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, and 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: 776 Tolland Street – Under Section 403.2.s; modification to an existing brewery to relocate the tasting room area to the rear building on the lot with an adjacent outdoor seating area for "East Hartford Brewing".

Assessor's Map-Lot: 48-270

Applicant: DJD LLC

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **postpone action** on the above special use permit application until the June 23rd meeting.

At the request of the applicant, the following site plan application was withdrawn.

SITE PLAN APPLICATION: 185 Burnham Street – Under Section 702 and 210.2.d; request for a third business sign and installation of a shelter building in the back of the property for "Superior Products Distributors, Inc."

Assessor's Map-Lot: 39-57

Applicant: Superior Products Distributors Inc.

SITE PLAN APPLICATION (continued from 5/12/21 meeting): 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

It was the consensus of the Commission that peaked roof canopy Option B was preferable.

Upon a motion by Travis Simpson, 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.
3. Remove the red stripe from the sides of the canopy (peaked roof Option B) and replace with white.
4. Replace stone banding around building with brick.
5. Add white trim along the bottom edge of the front of the canopy and center the canopy sign per staff comments.
6. Remove guardrail along north side of the parking area.
7. Remove pole mounted light located in the public right-of-way and provide revised photometric plan.
8. Canopy height from ground to bottom of canopy shall be 15' and canopy peak height shall not exceed height of the main building.
9. Provide the dimensions of the proposed canopy mounted sign and the dimensions of the former wall mounted "Main Street Automotive" sign.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASE REQUEST:** 411 Burnham Street – Bond release in the amount of \$6,600 for erosion and sediment controls for construction of a 29,856 sq. ft. building addition approved on 2/13/19.

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **release** the erosion and sedimentation control bond in the amount of \$ 6,600.00 for the construction of the building addition on 411 Burnham Street approved at the February 13, 2019 Planning & Zoning Commission meeting.

MISCELLANEOUS

None

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ADJOURNMENT

The meeting was adjourned at 8:02 p.m.