

**REGULAR MEETING MINUTES
PLANNING AND ZONING COMMISSION
JUNE 12, 2019**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford, CT on June 12, 2019.

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

ROLL CALL

Present:

John Ryan, Chair
Carol Noel, Secretary
Valentine Povinelli
Stephen Roczynski
Travis Simpson
Angela Parkinson

Absent

Henry Pawlowski, Vice Chair
Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum and the Commission would be voting with 6 members.

APPROVAL OF MINUTES

- Public Hearing Minutes – May 15, 2019

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (6-0)** to **approve** the Public Hearing minutes of May 15, 2019.

- Special Session Minutes – May 15, 2019

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (6-0)** to **approve** the Special Session minutes of May 15, 2019.

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TOWN CLERK
EAST HARTFORD

Robert J. Cook

MINOR FLOOD HAZARD DEVELOPMENT: 58 Winding Lane – Under Section 601; terrace existing front property slope with stone and plantings to remove existing grass, control erosion, and create planting areas.

Assessor's Map-Lot: 18-290

Applicant: Richard L. Sharon and Kristine R. Treat

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the above minor flood hazard 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: 91 Pitkin Street – Under Section 210.2.d; request for fifty percent (50%) increase in total aggregate signage on the site totaling approximately 82 sq. ft. for "Pitkin Express".

Assessor's Map-Lot: 4-25

Applicant: Darin Senna/Hartford Sign & Design LLC

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (6-0)** 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 MODIFICATION: 540 Connecticut Boulevard – Under Section 702 and 210.2.d; conversion of the existing Kia dealership into "Gengras Volvo" including demolition and reconstruction of the center portion of the building, a new service entrance at the front of the building, additional parking, car detailing/washing area, landscaping and a request for additional signage.

Assessor's Map-Lot: 5-155

Applicant: Marc Rienow

Upon a motion by Travis Simpson, seconded by Angie Parkinson, the Commission **Voted (6-0)** to **approve** the above site plan modification 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.

SOIL EROSION AND SEDIMENTATION APPLICATION: 540 Connecticut Boulevard – Under Section 217; disturbance of approximately 58,371 sq. ft. of land for improvements associated with the conversion of Kia of East Hartford into the new “Gengras Volvo” auto dealership.

Assessor’s Map-Lot: 5-155

Applicant: Marc Rienow

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the above 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.
3. Applicant to provide a financial guarantee in the amount of \$18,700.00.

MISCELLANEOUS

- Review of zoning text revision for Section 210.6.m regarding signage.

Town Planner Jeff Cormier presented the Commission with proposed revisions to the Zoning Regulations regarding town signage.

- Bond Release – Goodwin College

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (6-0)** to **approve** the release of the erosion and sedimentation control bond posted for work performed at 95 Willowbrook Road in the amount of \$18,000.00.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner