

Robert J. Beck

2021 JUN 25 P 3:27

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
JUNE 23, 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 23, 2021.

CALL TO ORDER

The meeting was called to order at 7:44 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Stephen Roczynski
Valentine Povinelli
Sidney Soderholm
Wesaneit Tsegai, Alternate, via Teams

Absent:

Travis Simpson
Melissa-Sue John, Alternate

Also Present

Jeff Cormier, Town Planner

The Chair declared a quorum with 7 voting members, including Alternate Tsegai.

APPROVAL OF MINUTES

- Public Hearing Minutes – June 9, 2021

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the public hearing meeting minutes of June 9, 2021.

- Regular Meeting Minutes – June 9, 2021

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the regular meeting minutes of June 9, 2021.

Review to modify, suspend, or revoke Special Use Permit Approval from 4/14/21 meeting:

SPECIAL USE PERMIT: 300 Connecticut Boulevard – Under Section 403.2.a; redevelop an existing automotive sales and service facility for use by an electric car manufacturer as a service center and showroom to conduct repair, maintenance, charging, and storage of new and pre owned vehicles.

Assessor's Map-Lot: 5-163

Applicant: Insite Development Services, LLC

Upon a motion by Hank Pawlowski, seconded by Val Povinelli, the Commission Voted **(7-0)** to take **no action** pending guidance from the Office of Corporation Counsel.

(Postponed from 6/9/21 meeting)

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 #2, be further **postponed** until the August 11, 2021 meeting, to be held at 7PM in the Town Council Chambers, 2nd Floor of the East Hartford Town Hall.

(Postponed from 6/9/21 meeting) 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 Stephen Roczynski, 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, 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.
3. The applicant will work with the Building Department to remove the trailer attached to the building as quickly as is feasible.
4. The handicapped accessible spaces be relocated to the northwest corner of the parking lot closest to the tasting area.

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.

Upon a motion by Sid Soderholm, 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, 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.

MISCELLANEOUS

None

ADJOURNMENT

The meeting was adjourned at 8:14p.m.