

*Robert J. Bask*

**REGULAR SESSION MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 11, 2021**

2021 AUG 13 AM 9:21

TOWN CLERK  
EAST HARTFORD

A Regular Session of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on August 11, 2021.

**CALL TO ORDER**

The meeting was called to order at 7:27 p.m.

**ROLL CALL**

**Present:**

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

**Absent:**

Stephen Roczynski  
Wesaneit Tsegai, Alternate

**Also Present**

Jeff Cormier, Town Planner

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

**APPROVAL OF MINUTES**

- Public Hearing Minutes — June 23, 2021

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the public hearing meeting minutes of June 23, 2021.

- Regular Meeting Minutes — June 23, 2021

Upon a motion by Hank Pawlowski, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the regular meeting minutes of June 23, 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) that the special use permit granted on April 14, 2021 to Insite Development Services, LLC be **revoked** and the Chair of the Commission be directed to work with Corporation Counsel to notate on the land records the revocation of the special permit certificate recorded on April 30, 2021.

**(Postponed from 6/23/21 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 indoor 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 Sid Soderholm, seconded by Hank Pawlowski, 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. Both lanes of ingress and egress on Connecticut Boulevard shall be thirty (30) feet in width at the lot line.
4. Used automobile sales requires separate Special Use Permit approval pursuant to Sec. 403.2.r.
5. The landscaping proposed along Governor Street be continued east at the same width to close the curb cut.
6. Directional signage be added along Governor Street containing the name of the user and directing motorists to the entrance on Connecticut Boulevard, not to exceed twelve (12) sq. ft. and per town staff approval.

**SITE PLAN MODIFICATION:** 300 Connecticut Boulevard — Under Section 702; site modifications including widening the grass buffer strip along Governor Street, new grass strip separating the parcel from the corner lot located at 262 Connecticut Boulevard, new curbing, sealcoating and restriping, and new accessible spaces.

Assessor's Map-Lot: 5-163  
Applicant: East Hartford, CT (300 Connecticut) LLC

Upon a motion by Sid Soderholm, seconded by Hank Pawlowski, the Commission Voted **(7-0)** to **approve** the above site plan modification 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. Both lanes of ingress and egress on Connecticut Boulevard shall be thirty (30) feet in width at the lot line.
4. Used automobile sales requires separate Special Use Permit approval pursuant to Sec. 403.2.r.
5. The landscaping proposed along Governor Street be continued east at the same width to close the curb cut.
6. Directional signage be added along Governor Street containing the name of the user and directing motorists to the entrance on Connecticut Boulevard, not to exceed twelve (12) sq. ft. and per town staff approval.

**SITE PLAN APPLICATION:** 1022 Burnside Avenue — Under Section 702; replacement of the underground fuel tanks, building facade renovation and walk-in cooler addition, new concrete pads for HVAC and propane exchange, and new diesel pump dispenser for the Gulf fueling station.

Assessor's Map-Lot: 59-127

Applicant: Burnside Food Stop

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission Voted (7-0) to **deny**, without prejudice, the above site plan application.

#### **BOND RELEASES/REDUCTIONS/SETTING**

**BOND RELEASE REQUEST:** Homes on King Street Subdivision (358, 366, 372, 380 King St. and 3 Burnham St.) — Bond release in the amount of \$39,000 for road and drainage improvements associated with the final subdivision approval on 9/9/09.

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission Voted (7-0) to **deny** the release of the bond for the "Homes on King Street Subdivision".

#### **MISCELLANEOUS**

##### Cannabis Regulations

It was the consensus of the Commission that J. Cormier, Town Planner, present new provisions for the retail sales of cannabis for adoption at their next meeting. This would be a basic framework that can be revisited and refined at future workshops.

##### Clarification of Special Permit approval for 776 Tolland Street from June 23, 2021 meeting

It was the consensus of the Commission that the applicant for 776 Tolland Street can utilize temporary bathrooms for a period of no longer than three months to allow the business to operate while permanent bathrooms are being constructed. The Commission recommends that the temporary bathrooms be

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handicapped accessible and strongly encourages the applicant to diligently work toward addressing any outstanding code requirements.

Reschedule September 8, 2021 Planning & Zoning Commission meeting

The Commission voted to reschedule the September meeting to the following week, September 15, 2021, at 7pm.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.