REGULAR MEETING MINUTES PLANNING AND ZONING COMMISSION AUGUST 14, 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 August 14, 2019.

CALL TO ORDER

The meeting was called to order at 7:30 p.m.

ROLL CALL

Present:

John Ryan, Chair Henry Pawlowski, Vice Chair Carol Noel, Secretary Valentine Povinelli Angela Parkinson

Absent:

Stephen Roczynski Travis Simpson

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum and that the Commission would be voting with 5 members.

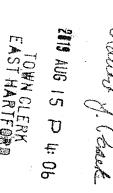
APPROVAL OF MINUTES

Public Hearing Minutes – June 26, 2019

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission Voted (5-0) to approve the Public Hearing minutes of June 26, 2019.

• Regular Session Minutes – June 26, 2019

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission Voted (5-0) to approve the Regular Session minutes of June 26, 2019.



Earlier this evening, the following motion was made at the Public Hearing:

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (5-0)** to **postpone** the following application:

PRELIMINARY AND FINAL SUBDIVISION: 1238 Silver Lane – Creation of a three (3) lot subdivision to include the existing house located at 1238 Silver Lane and two additional building lots.

Assessor's Map-Lot: 57-166A Applicant: Antonio Marques

TEXT AMENDMENT: Under Section 712; revision to Section 210.2.e to increase the electronic portion of an Electronic Message Center (EMC) sign from fifty square feet to one hundred fifty square feet.

Applicant: RRHT Trust Holdings LLC

Upon a motion by Hank Pawlowski, seconded by Angie Parkinson, the Commission **Voted (5-0)** to **approve** the above text amendment as presented with an effective date of 15 days after notice of publication of decision.

SITE PLAN MODIFICATION: 361, 365 Main Street and 9, 13-15, 21, 27-29, 33 Ensign Street – Under Section 702; revision to the exterior elevations including the lower level glazing, change from brick to EIFS, and signage changes.

Assessor's Map-Lot: 21-9, 10-40 through 10-45

Applicant: Goodwin College Inc.

Upon a motion by Carol Noel, seconded by Angie Parkinson, the Commission **Voted (5-0)** 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.

SITE PLAN MODIFICATION: 283 Burnham Street – Under Section 702; proposed 3,060 sq. ft. building expansion on the west side of the existing building for "Penske".

Assessor's Map-Lot: 39-117

Applicant: Rollins Leasing Corp C/O Penske – Jonathan Wiltanger

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (5-0)** to **approve** the above site plan modification application with the following conditions:

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- 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: 179 Main Street – Under Section 702; site improvements for the conversion of the existing automobile garage space to a convenience store at the fueling station.

Assessor's Map-Lot: 19-126 Applicant: Mahmood Khan

Upon a motion by Carol Noel, seconded by Angie Parkinson, the Commission **Voted (5-0)** 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.
- 3. Remove the existing guardrail from the plans.
- 4. Submit a sign application for any proposed signage.
- 5. Relocate the handicapped parking space to maintain accessibility in compliance with state building codes.

BOND RELEASES/REDUCTIONS/SETTING

• BOND RELEASE – 71 Alna Lane; Site modification bond in the amount of \$9,270.00.

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission Voted (5-0) to release the site modification bond at 71 Alna Lane in the amount of \$9,270.00.

MISCELLANEOUS

C.G.S. 8-24 REFERRAL – Columbus Street Extension; The discontinuance, abandonment, and sale of Columbus Street Extension to the East Hartford Housing Authority for the Veteran's Terrace revitalization project.

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted** (5-0) to **recommend approval** of the 8-24 referral of the discontinuance, abandonment and sale of Columbus Street Extension to the East Hartford Housing Authority for the Veterans' Terrace Revitalization project.

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Town Planner Jeff Cormier reported to the Commission that an RFP (Request for Proposal) has been sent out for an on-call Planning Consultant to assist with updating the town's Zoning Regulations.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner