

**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.

Valerie J. Paack
2019 AUG 15 P 4:06
TOWN CLERK
EAST HARTFORD

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:

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