

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 11, 2019**

A Regular Session 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 September 11, 2019.

CALL TO ORDER

The meeting was called to order at 7:18 p.m.

ROLL CALL

Present:

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

Absent:

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum and that the Commission would be voting with 7 members.

APPROVAL OF MINUTES

- Public Hearing Minutes – August 14, 2019

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the Public Hearing minutes of August 14, 2019.

- Regular Session Minutes – August 14, 2019

Upon a motion by Hank Pawlowski, seconded by Angie Parkinson, the Commission **Voted (7-0)** to **approve** the Regular Session minutes of August 14, 2019.

211 SEP 13 A 3:00
TOWN CLERK
EAST HARTFORD
Robert J. [Signature]

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

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to accept the request of the applicant to **withdraw** the application for the preliminary and final subdivision at 1238 Silver Lane without prejudice.

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

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

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **postpone** the following application until the October 9th meeting:

TEXT AMENDMENT: Under Section 712; revision to Section 305.2.g to add a provision that allows for the modification to any of the multi-family dwelling requirements in the R-5 district including setbacks, parking, lot area, lot width, lot frontage, separation between buildings, lot coverage, lot area per dwelling unit, livable floor area, and open space, for housing developments with greater than 300 dwelling units.
Applicant: Hall Keen East Hartford Limited Partnership

SITE PLAN MODIFICATION: 1277-1287 Main Street – Under Section 702; construction of a 15 ft. by 9 ft. building addition located at the back of the building for “Paddle Creek Beer Company”.
Assessor's Map-Lot: 14-278
Applicant: M. Cruickshank, LLC

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (7-0)** 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: 131-133 Pitkin Street – Under Section 702; façade renovation including new gray panels on the exterior wall and around the sides of the building for “AAMCO”.
Assessor's Map-Lot: 4-30
Applicant: AAMCO

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** 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: 433 Park Avenue – Under Section 702; façade renovation including repointing, stucco, and rebuilding portions of the exterior masonry wall as well as installing a new overhead and entryway door.

Assessor's Map-Lot: 37-38

Applicant: Jazz Enterprises

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (7-0) 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.

MISCELLANEOUS

Town Planner Jeffrey Cormier stated that Trans Systems, an engineering firm that worked closely with the Silver Lane Advisory Committee, would like to present their traffic study on the Silver Lane Corridor to the Commission at a public hearing.

ADJOURNMENT

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner