

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 9, 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 October 9, 2019.

CALL TO ORDER

The meeting was called to order at 7:55 p.m.

ROLL CALL

Present:

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

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 – September 11, 2019

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the Public Hearing minutes of September 11, 2019.

- Regular Session Minutes – September 11, 2019

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the Regular Session minutes of September 11, 2019.

Robert J. Paack
2019 OCT 10 P 1:44
TOWN CLERK
EAST HARTFORD

SPECIAL PERMIT: 600-750 Connecticut Boulevard – Under Section 207.9; modification to a previously approved special permit to increase the electronic portion of two Electronic Message Center (EMC) signs from 50 sq. ft. to 150 sq. ft. for “Hoffman Auto Group”.

Assessor’s Map-Lot: 5-153/154

Applicant: Lauretano Sign Group – Alyson Ibbotson

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above special permit 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. The sign shall be on “auto-dimmer” from dusk to dawn. The Commission will have the ability to review the levels of illumination with the applicant in the future.

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

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **accept** the withdrawal of the above text amendment as requested by the applicant.

MINOR FLOOD HAZARD DEVELOPMENT: 400 Main Street – Under Section 601, installation of approximately 2,000 feet of new sanitary force main for “Pratt & Whitney”.

Assessor’s Map-Lot: 20-45

Applicant: United Technologies Corporation/Pratt & Whitney

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above minor flood hazard development 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: 10 South Meadow Lane – Under Section 702; construction of a picnic area with four tables on the South Meadow Multi-Use Trail.

Assessor's Map-Lot: 8-11

Applicant: Goodwin College, Inc.

Upon a motion by Carol Noel, seconded by Angie Parkinson, 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: 249-257 Silver Lane – Under Section 702; façade change including a reduction of the roof slope, new windows, and new canopies for the grocery store/fueling station.

Assessor's Map-Lot: 23-190 and 23-167

Applicant: Russell and Dawson Inc.

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (6-1 Nay: Pawlowski) 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: 464 and 470 Burnside Avenue – Under Section 702; lot line revision of both parcels which includes reducing the size of 470 Burnside Avenue, construction of an approximately sixteen space parking lot on 464 Burnside Avenue and merging it to 478 Burnside Avenue to accommodate additional parking for the "Shafa Building".

Assessor's Map-Lot: 36-71 and 36-72

Applicant: Yekta Mahmood and 470 Burnside Ave LLC

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.
3. The parcels located at 464 and 478 Burnside Avenue shall be combined prior to the application for a building permit.

MISCELLANEOUS

Town Planner Jeff Cormier addressed the Commission on the following:

1. Proposed training area for the Northeast Area Boilermakers located adjacent to their site at 19 Thomas Street.
2. An interpretation of the regulations for exterior lighting and permanently attached strung lighting.
3. The selection of two firms for on-call planning services to assist in a possible comprehensive revision to the zoning regulations.
4. Permitting gyms, or personal services, to be allowed in the Industrial 2 (I-2) district.

ADJOURNMENT

The meeting adjourned at 8:45p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner