

Robert J. Bask

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 13, 2021**

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A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held at Town Hall, 740 Main Street, East Hartford CT on October 13, 2021.

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
Sidney Soderholm
Melissa-Sue John, Alternate
Wesaneit Tsegai, Alternate

Absent:

Stephen Roczynski

Also Present

Jeff Cormier, Town Planner

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

APPROVAL OF MINUTES

- Workshop Minutes – September 8, 2021

Upon a motion by Travis Simpson, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the workshop minutes of September 8, 2021.

- Public Hearing Minutes – September 15, 2021

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the public hearing minutes of September 15, 2021.

- Special Meeting Minutes – September 15, 2021

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **approve** the special meeting minutes of September 15, 2021.

(Postponed from 9/15/21 meeting) ZONING TEXT AMENDMENT: Under Section 711; amendment to regulate the retail sales and production of cannabis by creating new definitions for retail establishments permitted by special permit in the B-3 and I-2 districts and for production and delivery establishments permitted by special permit in the B-3, I-2, and I-3 districts.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Sid Soderholm, seconded by Melissa-Sue John, the Commission **Voted (7-0)** to **postpone action** on the above zoning text amendment until the November 10th meeting.

MISCELLANEOUS

- Interpretation of Sec. 209.6 Illumination for parking areas and sidewalks

Town Planner Jeff Cormier asked the Commission for clarification on the illumination of parking areas and sidewalks when that illumination infringes upon the lot line more than 0.5 foot-candle. It was the consensus of the Commission that this section be revised to allow light levels to exceed 0.5 foot-candles onto public right-of-way to light the sidewalk or access drives adjacent to the street. Mr. Cormier will present a text amendment at the next meeting.

- Workshop for comprehensive zoning revisions

Town Planner Jeff Cormier discussed with the Commission the possibility of holding a workshop to begin the process of revising the town's zoning regulations. It was the consensus of the Commission to kick-off the comprehensive revision process at their next regular meeting on November 10, 2021.

- Commissioner Reappointment

Jeff Cormier read the reappointment letter for Commissioner Sidney Soderholm, dated September 28, 2021, into the record whose term expires in December 2025.

ADJOURNMENT

The meeting adjourned at 8:23 p.m.