

Robert J. Paek

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**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 13, 2019**

TOWN CLERK
EAST HARTFORD

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 November 13, 2019.

CALL TO ORDER

The meeting was called to order at 7:21p.m.

ROLL CALL

Present:

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

Absent:

Also Present:

Jeffrey Cormier, Town Planner

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

APPROVAL OF MINUTES

- Public Hearing Minutes – October 9, 2019

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the Public Hearing minutes of October 9, 2019.

- Regular Meeting Minutes – October 9, 2019

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the Regular Session minutes of October 9, 2019.

ZONING MAP CHANGE: 144 Roberts Street – Under Section 713; zoning map change from the Residential 3 (R-3) district to the Industrial 2 (I-2) district to provide additional parking for Greater Hartford Transit District.

Assessor's Map-Lot: 35-19

Applicant: Greater Hartford Transit District

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above zoning map change 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.

ZONING MAP CHANGE: 148 Roberts Street – Under Section 713; zoning map change of the north east corner of the property from the Residential 3 (R-3) district to the Industrial 2 (I-2) district to make the zone line coincident with the property boundary for Greater Hartford Transit District.

Assessor's Map-Lot: 35-18

Applicant: Greater Hartford Transit District

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above zoning map change 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.

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

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above preliminary and final subdivision with the following waivers:

Section 4.6D Existing Site Conditions

- (2) Existing topographic contours extending 200 feet beyond the subdivision boundaries.
- (3) Other rights-of-way and easements within 200 feet of the subdivision boundaries.
- (4) Drainage structures within 200 feet of the subdivision boundaries.

- (5) Other utility structures within 200 feet of the subdivision boundaries.
- (6) Marshes, ponds, streams or similar conditions within 200 feet of the subdivision boundaries.
- (7) Seepage or Boring Data.
- (8) Town and public lands within 200 feet of the subdivision boundaries.
- (9) Buildings and other structures within 200 feet of the subdivision boundaries.
- (10) Valuable site resources within 200 feet of the subdivision boundaries

Section 5.5 Public Improvements and Utilities

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the above preliminary and final subdivision 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. Street Excavation Permits are required for all work done within the Town R.O.W.
4. Show E&S control measures on plans.
5. This office will require a Lot Pin Certification from the Surveyor prior to approving a CO for Lots 2 and 3.
6. Show types of required street trees.

SITE PLAN MODIFICATION: 886 Main Street – Under Section 702; modification to an existing telecommunications facility to install three antennas and three remote radio units for “AT&T”.

Assessor’s Map-Lot: 13-332

Applicant: AT&T Mobility/Mark Roberts (agent)

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. Color match the new antennas to the existing antennas.

BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASE** – 333 East River Drive; Site modification bond in the amount of \$21,200

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **release** the site modification bond at 333 East River Drive in the amount of \$21,200.00.

MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL** – 23 Cambridge Drive; purchase of the property for development of the adjacent senior center building.

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (7-0)** to **recommend favorable approval** of the 8-24 referral for the purchase of 23 Cambridge Drive for the development of the adjacent senior center building.

- Silver Lane Zoning Revision

It was the consensus of the Commission to have the Town Planner incorporate the recommendations of the Silver Lane Revitalization Plan into the Plan of Conservation & Development.

- 2020 Planning & Zoning Commission Meeting Schedule

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the 2020 Planning & Zoning Commission meeting schedule, with the following change: under “Meeting Date” delete February 12th and add February 19th.

Chair Ryan congratulated Angie Parkinson on her election to the Town Council and wished her well.

ADJOURNMENT

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner