

Robert J. Park

**REGULAR SESSION MINUTES
PLANNING AND ZONING COMMISSION** 2021 DEC 10 PM 12:34
DECEMBER 8, 2021

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 December 8, 2021.

CALL TO ORDER

The meeting was called to order at 8:30 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Stephen Roczynski
Sidney Soderholm
Melissa-Sue John, Alternate – via Teams

Absent:

Wesaneit Tsegai, Alternate

Also Present:

Jeffrey Cormier, Town Planner

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

ELECTION OF OFFICERS / REPRESENTATIVES / COMMITTEE MEMBER

Prior to the following item, Chair Ryan turned the meeting over to Vice Chair Pawlowski.

• **Chair**

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to elect John Ryan, **Chair** of the Planning and Zoning Commission.

Vice Chair Pawlowski turned the meeting back to the re-elected Chair Ryan.

- **Vice Chair**

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **elect** Hank Pawlowski **Vice Chair** of the Planning and Zoning Commission.

- **Secretary**

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **elect** Carol Noel **Secretary** of the Planning and Zoning Commission.

- **CRCOG Representative**

Upon a motion by Carol Noel, seconded by Sid Soderholm, the Commission **Voted (7-0)** to **appoint** Hank Pawlowski as the **CRCOG Representative** from the Planning and Zoning Commission.

- **CRCOG Alternate Representative**

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **appoint** Stephen Roczynski as the **CRCOG Alternate Representative** from the Planning and Zoning Commission.

- **Economic Development Commission (EDC) Representative**

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

APPROVAL OF MINUTES

- **Public Hearing Minutes – November 10, 2021**

Upon a motion by Sid Soderholm, seconded by Melissa-Sue John, the Commission **Voted (7-0)** to **approve** the Public Hearing minutes of November 10, 2021.

- **Regular Meeting Minutes – November 10, 2021**

Upon a motion by Sid Soderholm, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the Regular Session minutes of November 10, 2021.

- **Workshop Minutes**

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the workshop minutes of November 10, 2021.

OPT-OUT OF SECTION 6 OF PUBLIC ACT NO. 21-29: Opt-out of the provisions of Section 6 of PA 21-29 that allow as of right accessory dwelling units on single-family properties subject to certain criteria.

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (5-2 Nays: John, Soderholm)** to **opt-out** of the provisions of Section 6 of Public Act 21-29.

Reason for Opting-Out: To allow the Planning and Zoning Commission time to develop appropriate regulations and to provide a thoughtful approach to regulating accessory dwelling units on various lot sizes to protect the quality of life for residents of East Hartford.

MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL** – Acquisition of two parcels of property in the right-of-way known as Applegate Lane to be dedicated and accepted as a Town Road.

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** for a **favorable recommendation** of the 8-24 referral for the two parcels of property in the right-of-way known as Applegate Lane to be dedicated and accepted as a Town Road.

- **C.G.S. 8-24 REFERRAL** – Discontinuance of the “paper street” known as Congress Street as a Town Road and sale of the 1’ wide strip located along the south boundary of Congress Street to an adjacent property owner.

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** for a **favorable recommendation** of the 8-24 referral for the discontinuance of the “paper street” known as Congress Street as a Town Road and sale of the 1’ wide strip located along the south boundary of Congress Street to an adjacent property owner.

- **2022 P&Z Meeting Schedule**

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the 2022 Planning & Zoning Commission meeting schedule as presented.

ADJOURNMENT

The meeting adjourned at 9:05 p.m.