

**REGULAR SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
APRIL 8, 2015**

A Regular Session Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on April 8, 2015.

**CALL TO ORDER**

The meeting was called to order at 8:23 PM.

**ROLL CALL**

**Present:**

Peter Bonzani, Chair  
Mary Whaples, Vice Chair  
Travis Simpson  
Paul J. Roczynski  
Valentine Povinelli  
Thomas Fitzgerald  
John Ryan (Alternate)

**Absent**

Kathleen Salemi, Secretary  
Amy Sawyer (Alternate)  
Crystal Hernandez (Alternate)

**Also Present:**

Michael Dayton, Town Planner  
Denise Horan, Town Engineer  
Eileen Buckheit, Development Director  
Doug Wilson, Civil Engineer

Chair Bonzani declared a quorum and the Commission would be voting with 7 members, including Alternate John Ryan, who would be voting in the place of Commissioner Salemi.

**APPROVAL OF MINUTES**

- Regular Session – March 11, 2015

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the Regular Session minutes for the March 11, 2015 meeting with the following correction:

**ZONE CHANGE APPLICATION:** Master Plan modification request to allow an existing educational facility for an elementary school use for grades 1 to 3 on land located at 1-5, 125,133, 135, 195 (a.k.a 167) and 211 (a.k.a 1) Riverside Drive, 84, 90, 120 Colt Street & 2 Pent Road.

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above zone change application with the following ~~conditions:~~ **modifications**

**MAJOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION**- Under section 601 to allow construction of a paved parking lot, wood guide rails, trees with associated grading on land located at 24 Woodlawn Circle A.K.A Labor Field.

Assessor's Map# 59 Lot# 383

Applicant: Town of East Hartford, Department of Public Works

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above major flood hazard development permit application, with the following condition:

1. Site lighting plan to be reviewed and approved by the East Hartford Police Department.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** - 24 Woodlawn Circle A.K.A Labor Field to allow construction of a paved parking lot, wood guide rails, trees with associated grading.

Assessor's Map# 59 Lot# 383

Applicant: Town of East Hartford, Department of Public Works

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the above soil erosion and sedimentation control application.

**TEXT AMENDMENT APPLICATION** – To amend Section 217 “Soil Erosion and Sedimentation Control Regulations”, Section 706 “Modification of the Site-Plan and Bond Requirements”, and Article VI “Performance Bond” under the East Hartford Subdivision Regulations to provide for new financial guarantee requirements in compliance with state law.

Applicant: Town of East Hartford Town Planning and Zoning Commission

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the above text amendments with an effective date 15 days after notice of decisions publication.

**SITE PLAN APPLICATION** – 303 Ellington Road A.K.A School Street Square Shopping Center, Construction of a free-standing, walk up automated teller machine kiosk and installation of new lighting to an existing shopping center.

Applicant: Bank of America

Upon a motion by Mary Whaples, seconded by Thomas Fitzgerald, the Commission **Voted (7-0)** to **approve** the above site plan application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
3. If there will be any on-site storage of excavated material it should be protected by silt fence. A silt sack should be installed on the inlet basin in the parking lot.

**SOIL EROSION AND SEDIMENTATION CONTROL** – 400 Main Street A.K.A United Technologies' Pratt & Whitney Division, Modification to a previously approved soil erosion and sedimentation control application to allow the placement of approximately 4,100 cubic yards of polluted soils beneath the engineered cap located south and east of Upper Willow Brook Pond and increase the original volume of fill area of disturbance by 4,100 cubic yards and 12,540 square feet of expanded site work.

Assessor's Maps #20, Lots #45

Applicant: United Technologies Corporation/Pratt & Whitney Division L. Renee Welsh

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above soil erosion and sedimentation control application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
3. Separate set of plans are required for each permit application
4. Provide additional information on the plan sheet regarding the surface treatment at the proposed activity if the intention is to utilize the composite cap & site restoration detail from the previously approved detail sheet (dated 06-24-14) state this on the new sheet.
5. Construction detail sheet: on the area drain detail specify the size/type of grate to be installed.
6. A previous version of the drawing (inland wetlands submittal plan dated 02-05-15) showed an existing overhead light fixture in the area of the proposed filling activity, near the western slope. Verify whether the status of the light. If it requires removal/relocation, note this on the drawings.
7. Plan sheet: provide revised dates for the duration of the work.

*Prior to vote and discussion on the next 4 agenda items, Commissioner Whaples stated that she would abstain from voting due to her absence at the February 18<sup>th</sup> and February 19<sup>th</sup> Special Meetings. Commissioner Simpson and Alternate Ryan were not present at the February 18<sup>th</sup> Special Meeting, but reviewed the DVD and record of the meeting and feel justified to vote on these items.*

**SITE PLAN APPLICATION** – 411 Silver Lane A.K.A United Technologies Research Center, Construction of a 50,000 square foot building addition, main driveway access and reconfiguration of associated parking areas to an existing research and development facility.

Assessor's Maps #20, Lots # 45

Applicant: United Technologies Corporation, Acting through its operating unit United Technologies Research Center (UTRC) Charles Veley, Vice President (Continued from the March 11, 2015 Meeting)

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0-1)** to **approve** the above site plan application with a modification per section 603.10 (i) to allow 957 parking spaces, and with the following conditions:

- Traffic Impact Study Prepared by F.A. Hesketh & Associates
- Site Engineering and Drainage Design Report Prepared by F.A. Hesketh & Associates
- List of Abutting Property Owners
- Plan Sheets Prepared by F.A. Hesketh & Associates
- Title Sheet (TP-1)
- Legend (LE-1)
- Master Plan (MA-1 & MA-2)
- Layout Plan (LA-1 & LA-2)

- Landscape Plan (LS-1 to LS-3)
- Lighting Plan (LI-1 to LI-3)
- Grading and Drainage Plan (GR-1 & GR-2)
- Utility Plan (UT-1 & UT-2)
- Demolition and Pad Preparation Plan (DP-1)
- Soil Erosion and Sedimentation Control Plan (ER-1 & ER-2)
- Site Details and Notes (SD-1 to SD-10)
- Inland Wetlands Impact Plan (IW-1 to IW-3)
- East Hartford IWW Map (21 of 34)
- Perimeter Survey (PS-1 to PS-10)
- Architectural Floor Plan & Elevation (XX-01)
- New South Building Concept Plan & Elevation (XX-02)
- Proposed South Elevation and Materials (XX)

### **1. Traffic Impact Study Prepared by F.A. Hesketh & Associates**

- 1) There is an existing traffic signal (non-operational?) on Airport Avenue at the UTRC driveway. It does not appear to be warranted based on the traffic volumes shown. Some of the existing traffic will be redirected to the new driveway on Willow Street, opposite Runway Road. Consideration shall be given to removing this traffic signal through coordination with the State of Connecticut Office of the State Traffic Administration.

### **2. Site Engineering and Drainage Design Report**

- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum self-cleaning velocity is 3.0 feet per second. There are a number of pipes sections that do not meet this requirement. The applicant has requested an exception to these standards. In practical sense, the pipe sizes would have to be excessively small (less than minimum required by the Town of East Hartford) or placed at slopes impractical based on the site constraints to achieve the minimum self-cleaning velocity of 3.0 feet per second thus a waiver or exception should be granted.
- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum slope is 0.5 percent. There are a number of pipes sections that do not meet this requirement. The applicant has requested an exception to these standards. In practical sense, there are pipes on site that must be set at slopes less than the minimum slope of 0.5 percent in order to drain the site thus a waiver or exception should be granted.
- The applicant shall provide geotechnical information on site to determine where groundwater may be and if it may impact the stormwater management systems proposed.

### **3. Plan Sheets Prepared by F.A. Hesketh & Associates**

#### **LA-1/2 Sheets**

- The applicant shall provide details for the electric (EV) parking spaces. It is unclear if there are bollards, flush curb/sidewalk and an EV charging station located at these EV spaces. The applicant shall provide signs and legends for EV parking spaces and include details based on the special note on the LA series sheet.

#### **LI-1, 2, & 3**

- The applicant shall provide a photometrics plan in accordance with the Town of East Hartford Manual of Technical Design and section 209.6 of the Town of East Hartford Zoning Regulations.

#### **UT-1/2 Sheets**

- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum slope is 0.5 percent. There are a number of pipes sections that do not meet this requirement. The applicant has not requested an exception to these standards, thus the standards shall be met and minimum pipes slopes provided. In practical sense, there are pipes on site that must be set at slopes less than the minimum slope of 0.5 percent in order to drain the site thus a waiver should be granted.

#### **DP-1 Sheet**

- 1)The applicant is noting TST's (temporary sediment traps) in the legend however as well as on the plan however no sizing calculations or temporary diversions are provided. The applicant shall provide the sizing calculations and temporary diversions to the TST's in accordance with the 2002 Erosion & Sedimentation Control Guidelines. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.

#### **ER-1/2 Sheets**

- Temporary Sediment Traps are not called out and may be required for disturbed areas over two acres, and under 5. Calculations shall be placed on plans for such TST's along with locations of temporary diversions required to direct runoff to the TST's. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.
- A note on the ER-1 sheet states that a detailed plan for each phase shall prepared by the contractor. This phased approach shall be prepared by an engineer and coordinated with the contractor and submitted to the Town of East Hartford as part of this application. The Town shall have assurances and plans that are constructable as part of the record of this application.
- The applicant shall affix the erosion and sedimentation control certification and signature box to each ER sheet.

#### **Detail Sheets**

- There are number of MDC details provided however without detailed design for the fire water relocation it cannot be determined if these details apply or are applicable. The applicant shall provide a detailed water and fire water relocation design coordinated with the details.

#### **XX.01 Sheet**

- The proposed building is depicted on Drawing MA-2 as a single-story, 50,000 square foot addition to an existing building. However, Drawing XX-01 indicates a two-story facility. The calculated first floor area, based on scale and provided drawing, is approximately 32,000 square feet. The approximate area calculated for the second floor area (extrapolated from graphic representation of the second floor since no drawings for that level were provided), is over 24,000 square feet, making the total addition approximately 56,000 square feet. Please correct the description of the building on Drawing MA-2, and provide actual square footage.

- The Town of East Hartford defines gross floor area as the following: “shall be the floor area within the perimeter of the outside walls of the building under consideration, without deduction for hallways, stairs, closets, thickness of walls, columns or other features.”
  - Other considerations: as a two-story addition to an existing building, the designer shall ensure that adding this building onto the existing facility will not diminish the ability of the existing building to meet code (height and area limitations).
  - Also, the existing building appears to have four existing exterior exits that will now exit through this facility, although only three exits from the addition are indicated. The designer shall ensure that this addition will not increase travel distance from the existing building, and that egress capacity is preserved for the entire facility.
  - Also, because of the Visitor Center, the applicant shall review code and determine if the building must be equipped with public restrooms.
  - The scale of the drawing is not consistent of the requirements of section 705 of the Planning & Zoning Regulations of the Town of East Hartford. The applicant shall correct this.
4. 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.
  5. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
  6. Site Plan Modification Bond to be set at a later date.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – 411 Silver Lane A.K.A United Technologies Research Center, Construction of a 50,000 square foot building addition, main driveway access and reconfiguration of associated parking areas lot, landscaping and associated storm-water drainage system to an existing research and development facility  
Assessor’s Maps #20, Lots # 45

Applicant: United Technologies Corporation, Acting through its operating unit United Technologies Research Center (UTRC) Charles Veley, Vice President (Continued from the March 11, 2015 Meeting)

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0-1)** to **approve** the above soil erosion and sedimentation control application with the following conditions:

- Traffic Impact Study Prepared by F.A. Hesketh & Associates
- Site Engineering and Drainage Design Report Prepared by F.A. Hesketh & Associates
- List of Abutting Property Owners
- Plan Sheets Prepared by F.A. Hesketh & Associates
- Title Sheet (TP-1)
- Legend (LE-1)
- Master Plan (MA-1 & MA-2)
- Layout Plan (LA-1 & LA-2)
- Landscape Plan (LS-1 to LS-3)
- Lighting Plan (LI-1 to LI-3)
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- Demolition and Pad Preparation Plan (DP-1)
- Soil Erosion and Sedimentation Control Plan (ER-1 & ER-2)

- Site Details and Notes (SD-1 to SD-10)
- Inland Wetlands Impact Plan (IW-1 to IW-3)
- East Hartford IWW Map (21 of 34)
- Perimeter Survey (PS-1 to PS-10)
- Architectural Floor Plan & Elevation (XX-01)
- New South Building Concept Plan & Elevation (XX-02)
- Proposed South Elevation and Materials (XX)

### **1. Site Engineering and Drainage Design Report**

- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum self-cleaning velocity is 3.0 feet per second. There are a number of pipes sections that do not meet this requirement. The applicant has requested an exception to these standards. In practical sense, the pipe sizes would have to be excessively small (less than minimum required by the Town of East Hartford) or placed at slopes impractical based on the site constraints to achieve the minimum self-cleaning velocity of 3.0 feet per second thus a waiver or exception should be granted.
- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum slope is 0.5 percent. There are a number of pipes sections that do not meet this requirement. The applicant has requested an exception to these standards. In practical sense, there are pipes on site that must be set at slopes less than the minimum slope of 0.5 percent in order to drain the site thus a waiver or exception should be granted.
- The applicant shall provide geotechnical information on site to determine were groundwater may be and if it may impact the stormwater management systems proposed.

### **2. DP-1 Sheet**

- The applicant is noting TST's (temporary sediment traps) in the legend however as well as on the plan however no sizing calculations or temporary diversions are provided. The applicant shall provide the sizing calculations and temporary diversions to the TST's in accordance with the 2002 Erosion & Sedimentation Control Guidelines. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.

### **3. ER-1/2 Sheets**

- Temporary Sediment Traps are not called out and may be required for disturbed areas over two acres, and under 5. Calculations shall be placed on plans for such TST's along with locations of temporary diversions required to direct runoff to the TST's. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.
- A note on the ER-1 sheet states that a detailed plan for each phase shall prepared by the contractor. This phased approach shall be prepared by an engineer and coordinated with the contractor and submitted to the Town of East Hartford as part of this application. The Town shall have assurances and plans that are constructable as part of the record of this application.
- The applicant shall affix the erosion and sedimentation control certification and signature box to each ER sheet.

### **4. Erosion and Sediment Control bond to be set in the amount of \$228,000.00.**

5. 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.
6. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.

**SITE PLAN APPLICATION** – 400 Main Street A.K.A United Technologies' Pratt & Whitney Division, Construction of a 431,000 square foot office building, demolition of 141,486 square feet of a manufacturing building, demolition of an existing 1,103 space parking lot and construction of a new parking lots adjacent to and south of the proposed building.

Assessor's Maps #20, Lots #45

Applicant: United Technologies Corporation, Acting through its Pratt & Whitney Division (P&W)  
Charles Veley, Vice President (Continued from the March 11, 2015 Meeting)

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission **Voted (6-0-1)** to **approve** the above site plan application with the following conditions:

- Traffic Impact Study Prepared by F.A. Hesketh & Associates
- Site Engineering and Drainage Design Report Prepared by F.A. Hesketh & Associates
- List of Abutting Property Owners
- Plan Sheets Prepared by F.A. Hesketh & Associates
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- Inland Wetlands Impact Plan (IW-1 & IW-2)
- East Hartford IWW Map (21 of 34)
- Perimeter Survey (PS-1 to PS-10)
- Architectural Floor Plans (A101 & A102)
- Architectural Elevations (A201)

#### **1. Traffic Impact Study Prepared by F.A. Hesketh & Associates**

- A single traffic impact study was prepared (F. A. Hesketh and Associates, January 12, 2015) covering both projects. This is a rational way of proceeding. The basic conclusion is that the net increase of about 14,562 square feet of building area on site will not result in a significant change in traffic generation. All square footage is not the same from a traffic perspective. For example, demolishing 141,486 s.f. of manufacturing space may not mitigate the traffic added by 141,486 s.f. of office space. However, given the size of the overall site, we don't think breaking land uses down to that level is useful and don't disagree with the overall conclusion. Although building size is typically used in traffic impact studies as a surrogate for traffic generation, it is more closely related to the staffing levels and operations. The applicant shall provide for the record information regarding that no changes in staffing are proposed as part of these projects.



## **2. Site Engineering and Drainage Design Report**

- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum self-cleaning velocity is 3.0 feet per second. There are a number of pipes sections that do not meet this requirement. The applicant has requested an exception to these standards. In practical sense, the pipe sizes would have to be excessively small (less than minimum required by the Town of East Hartford) or placed at slopes impractical based on the site constraints to achieve the minimum self-cleaning velocity of 3.0 feet per second thus a waiver or exception should be granted.
- It appears there are a number of pipes not analyzed within the storm sewer pipe networks such as the pipe from SB 75 to the water quality basin or FES74 to a stm. mh. The applicant shall provide an analysis of all pipe runs within the project limits.

## **3. Plan Sheets Prepared by F.A. Hesketh & Associates**

### **LA-1, 2, & 3 Sheets**

- A security shack is being added in the driveway on the east side of the building. The existing arrangement has two lanes into the parking area. As a result of the change, only one lane is being provided inbound. The applicant shall review the queue length and provide a statement for record to ensure the queue will not spillback onto Willow Street.
- The existing driveway on the west side of the building has two lanes exiting onto Willow Street and one lane entering. The proposal is for one lane exiting and two lanes entering. Will this impact the ability to exit this driveway? The two lanes entering are “stop” controlled at the first internal curb cut. Will this cause a backup to Willow Street? Through traffic in the opposite direction is free flow and not well aligned with the egress lane. Can this geometry be improved?. The applicant shall review the queue length and provide a statement for record to ensure the queue will not spillback onto Willow Street.

### **LI-1, 2, 3, 4, 5 & 6 Sheets**

- There appears to be a number of spaces on the site that are proposed to be illuminated, however the illumination level is less than 0.5 foot candle as required by the Town of East Hartford Planning & Zoning regulations section 209.6.

### **DP-1, 2, & 3 Sheets**

- Temporary Sediment Traps are called for, yet the potential drainage area to them is not called out. These traps are required for disturbed areas over two acres, and under 5. The applicant shall provide design information to ensure the TST's are the right E&S measures based on the drainage area. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.
- Note 9 discusses coordination with environmental remediation work. We recommend AOEC limits be depicted on plans provided. Is a waste characterization and management stockpile area for testing required? The applicant shall review and revise accordingly.

- These plans appear to be incomplete with respect to the extents of demolition. There are a number of items that will need to be removed in order to make way for the proposed improvements for example: guiderail, curbs, gates, fencing, light poles, signs, hand holes, etc. The applicant shall identify at a minimum all items to be demolished and which may impact the soils.
- The applicant shall identify the limits of pavement saw cuts on each DP sheet.
- The applicant is proposing silt fencing to be installed in paved areas. It is unclear on how this will be installed. The applicant shall revise the detail accordingly or provide another means and detail to control sediment on paved areas.
- The applicant is proposing a number of temporary sediment traps on site however the contributing drainage area and temporary diversion are not shown or identified. The detailed erosion and sediment control plan that will be prepared by the contractor shall be submitted to the Town for approval. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.

#### **4. ER-1, 2, & 3 Sheets**

- The applicant is proposing a number of temporary sediment traps on site however the contributing drainage area and temporary diversion are not shown or identified. The applicant shall provide design information to ensure the TST's are the right E&S measures based on the drainage area. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.
- A note on the ER-1 sheet states that a detailed plan for each phase shall be prepared by the contractor. This phased approach shall be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut and coordinated with the contractor and submitted to the Town of East Hartford as part of this application. The Town shall have assurances and plans that are constructable as part of the record of this application.
- The applicant is proposing silt fencing to be installed in paved areas. It is unclear on how this will be installed. The applicant shall revise the detail accordingly or provide another means and detail to control sediment on paved areas.
- The applicant shall affix the erosion and sedimentation control certification and signature box to each ER sheet.

#### **5. Detail Sheets**

- It is unclear to the extents of the membrane liner on the water quality basin. Is this liner for all basins and riprap out let protection? What is the liner made of and how are the joints made up as well as the penetrations? The applicant shall provide locations for membrane liner as well as details noted above.

#### **6. Architectural Floor Plans/Elevations**

- The building is a stand-alone facility, not attached to any existing building on site. The applicant shall provide floor plans with dimensions and floor area, and that elevations be populated with material callouts. Other than the fenestration, there is no indication as to what materials are used.

- The applicant shall provide elevations of the proposed guard shack for review.
  - As part of this project a portion of an existing building will be demolished. It appears that the building demolition will expose portions of an existing building. The applicant shall provide elevations of the remaining building for review as well as the new employee entrance.
7. 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.
  8. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
  9. Site Modification Bond to be set at a later date.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – – 400 Main Street A.K.A United Technologies' Pratt & Whitney Division, Construction of a 431,000 square foot office building, demolition of 141,486 square feet of a manufacturing building, demolition of an existing 1,103 space parking lot and construction of a new parking lots adjacent to and south of the proposed building, and installation of landscaping and associated storm-water drainage system

Assessor's Maps #20, Lots #45

Applicant: United Technologies Corporation, Acting through its Pratt & Whitney Division (P&W)  
Charles Veley, Vice President (Continued from the March 11, 2015 Meeting)

Upon a motion by Paul Roczynski, seconded by John Ryan, the Commission **Voted (6-0-1)** to **approve** the above soil erosion and sedimentation control application with the following conditions:

- Traffic Impact Study Prepared by F.A. Hesketh & Associates
- Site Engineering and Drainage Design Report Prepared by F.A. Hesketh & Associates
- List of Abutting Property Owners
- Plan Sheets Prepared by F.A. Hesketh & Associates
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- East Hartford IWW Map (21 of 34)
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- Architectural Floor Plans (A101 & A102)
- Architectural Elevations (A201)

**1. Site Engineering and Drainage Design Report**

- Per section 5 of the Town of East Hartford Manual of Technical Design the minimum self-cleaning velocity is 3.0 feet per second. There are a number of pipes sections that do not meet this requirement. The applicant has requested an exception to these standards. In practical sense, the pipe sizes would have to be excessively small (less than minimum required by the Town of East Hartford) or placed at slopes impractical based on the site constraints to achieve the minimum self-cleaning velocity of 3.0 feet per second thus a waiver or exception should be granted.

- It appears there are a number of pipes not analyzed within the storm sewer pipe networks such as the pipe from SB 75 to the water quality basin or FES74 to a stm. mh. The applicant shall provide an analysis of all pipe runs within the project limits.

#### **DP-1, 2, & 3 Sheets**

- Temporary Sediment Traps are called for, yet the potential drainage area to them is not called out. These traps are required for disturbed areas over two acres, and under 5. The applicant shall provide design information to ensure the TST's are the right E&S measures based on the drainage area. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.
- Note 9 discusses coordination with environmental remediation work. We recommend AOEC limits be depicted on plans provided. Is a waste characterization and management stockpile area for testing required? The applicant shall review and revise accordingly.
- These plans appear to be incomplete with respect to the extents of demolition. There are a number of items that will need to be removed in order to make way for the proposed improvements for example: guiderail, curbs, gates, fencing, light poles, signs, hand holes, etc. The applicant shall identify at a minimum all items to be demolished and which may impact the soils.
- The applicant shall identify the limits of pavement saw cuts on each DP sheet.
- The applicant is proposing silt fencing to be installed in paved areas. It is unclear on how this will be installed. The applicant shall revise the detail accordingly or provide another means and detail to control sediment on paved areas.
- The applicant is proposing a number of temporary sediment traps on site however the contributing drainage area and temporary diversion are not shown or identified. The detailed erosion and sediment control plan that will be prepared by the contractor shall be submitted to the Town for approval. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.

#### **2. ER-1, 2, & 3 Sheets**

- The applicant is proposing a number of temporary sediment traps on site however the contributing drainage area and temporary diversion are not shown or identified. The applicant shall provide design information to ensure the TST's are the right E&S measures based on the drainage area. The detailed erosion and sediment control plan that will be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut shall be submitted to the Town for approval. Adjust the note on the drawing accordingly. It is recommended that this is done prior to issuance of any site disturbances, demolition activities or building construction.
- A note on the ER-1 sheet states that a detailed plan for each phase shall be prepared by the contractor. This phased approach shall be prepared by the contractors engineer and signed and sealed by a professional engineer licensed in the State of Connecticut and coordinated with the

contractor and submitted to the Town of East Hartford as part of this application. The Town shall have assurances and plans that are constructable as part of the record of this application.

- The applicant is proposing silt fencing to be installed in paved areas. It is unclear on how this will be installed. The applicant shall revise the detail accordingly or provide another means and detail to control sediment on paved areas.
- The applicant shall affix the erosion and sedimentation control certification and signature box to each ER sheet.

3. **Detail Sheets**

- It is unclear to the extents of the membrane liner on the water quality basin. Is this liner for all basins and riprap out let protection? What is the liner made of and how are the joints made up as well as the penetrations? The applicant shall provide locations for membrane liner as well as details noted above.
4. 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.
  5. Final plans are to be signed and stamped (ink and impression) by the Professional Engineer and/or Land Surveyor licensed in the state of Connecticut who is responsible for the work.
  6. Erosion and Sediment Control bond to be set in the amount of \$160,000.00.

**8-24 REFERRALS**

- **Construction of a paved parking lot, wood guide rails, trees with associated grading on land located at 24 Woodlawn Circle aka Labor Field**

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the 8-24 referral for 24 Woodlawn Circle aka Labor Field.

**BOND RELEASES/REDUCTIONS/SETTINGS**

- **Bond Release: 76 Meadow Street**  
**Applicant: John Ivansin**

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission voted **(7-0)** to release the site plan modification bond for improvements at 76 Meadow Street in the amount of \$3,000.00.

- **Bond Release: 2 Pent Road**  
**Applicant: Goodwin College Inc.**

Upon a motion by Paul Roczynski, seconded by Mary Whaples, the Commission voted **(7-0)** to release the site plan modification bond for improvements at 2 Pent Road in the amount of \$116,000.00.

- **Bond Release: 211 Riverside Drive**  
**Applicant: Goodwin College Inc.**

Upon a motion by John Ryan, seconded by Thomas Fitzgerald, the Commission voted **(7-0)** to release the site plan modification bond for improvements at 211 Riverside Drive in the amount of \$11,000.00.

- **Bond Release: 399-403 Main Street, 2 King Ct., 13 Crosby Street**  
**Applicant: Goodwin College Inc.**

Upon a motion by Paul Roczynski, seconded by Mary Whaples, the Commission voted **(7-0)** to release the site plan modification bond for improvements at 399-403 Main Street, 2 King Ct., and 13 Crosby Street in the amount of \$17,600.00.

- **Bond Release: 399-403 Main Street, 2 King Ct., 13 Crosby Street**  
**Applicant: Goodwin College Inc.**

Upon a motion by Paul Roczynski, seconded by Thomas Fitzgerald, the Commission voted **(7-0)** to release the erosion and sedimentation control bond for 399-403 Main Street, 2 King Ct., and 13 Crosby Street in the amount of \$5,700.00.

- **Bond Release: 403 Main Street**  
**Applicant: Goodwin College Inc.**

Upon a motion by John Ryan, seconded by Travis Simpson, the Commission voted **(7-0)** to release the site plan modification bond for improvements at 403 Main Street in the amount of \$11,000.00.

## **MISCELLANEOUS**

Town staff shared with the Commission literature from the State of Connecticut DOT explaining that work would begin on the repair of bridges along Rte. 2.

Due to its proximity to East Hartford, a cell tower application for 7 J's farm in Glastonbury, Candlewood Drive, was shared with the Commission.

## **ADJOURNMENT**

The meeting adjourned at 9:14 P.M.

Respectfully submitted,

Michael Dayton, Town Planner