

**REGULAR SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
MAY 13, 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 May 13, 2015.

**CALL TO ORDER**

The meeting was called to order at 7:45PM.

**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

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

**APPROVAL OF MINUTES**

- Regular Session – April 8, 2015

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the Regular Session minutes for the April 8, 2015 meeting, with the following corrections:

**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)

~~6. Site Plan Modification Bond to be set at a later date.~~

**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)

~~9. Site Modification Bond to be set at a later date.~~

**SPECIAL PERMIT APPLICATION**-Under section 207.10 to allow construction of two segments of the East Hartford multi-use recreational trail A.K.A The Charter Oak Greenway / East Coast Greenway on properties located adjacent to Interstate 84 from Forbes Street to Simmons Road and on properties located along Route 2 from the Charter Oak bridge to Willow Street/Main Street. “State Project No. 042-300 & 301”

Applicant: Town of East Hartford Department of Public Works  
Timothy A. Bockus; Director of Public Works

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the above special permit application.

**APPLICATION FOR MAJOR FLOOD HAZARD DEVELOPMENT PERMIT** -Under section 601 to allow construction of two segments of the East Hartford multi-use recreational trail A.K.A The Charter Oak Greenway / East Coast Greenway on properties located adjacent to Interstate 84 from Forbes Street to Simmons road and on a properties located along Route 2 from the Charter Oak bridge to Willow Street/ Main Street. “State Project No. 042-300 & 301”

Applicant: Town of East Hartford Department of Public Works  
Timothy A. Bockus; Director of Public Works

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above application for a major flood hazard development permit.

**SITE PLAN APPLICATION** - to allow construction of two segments of the East Hartford multi-use recreational trail A.K.A The Charter Oak Greenway/East Coast Greenway on properties located adjacent to Interstate 84 from Forbes Street to Simmons Road and on properties located along Route 2 from the Charter Oak Bridge to Willow Street/ Main Street. “State Project No. 042-300 & 301”

Applicant: Town of East Hartford Department of Public Works  
Timothy A. Bockus; Director of Public Works

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the above site plan application.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – to allow construction of two segments of the East Hartford multi-use recreational trail aka The Charter Oak Greenway/East Coast Greenway on properties located adjacent to Interstate 84 from Forbes Street to Simmons Road and on

properties located along Route 2 from the Charter Oak Bridge to Willow Street/Main Street. “State Project No. 042-300 & 301”

Applicant: Town of East Hartford Department of Public Works

Timothy A. Bockus; Director of Public Works

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

**SITE PLAN APPLICATION** –627 Burnside Avenue, new construction of a 9,100 square foot retail building, parking lot, site lighting, and associated storm-water drainage.

Applicant: North East Retail Leasing and Management Co., LLC

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, 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 & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Provide separate plans for each application and label accordingly
4. Show the limits of the lot line adjustment on the Demolition Plan DM-1.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION**–627 Burnside Avenue, new construction of a 9,100 square foot retail building, parking lot, site lighting, and associated storm-water drainage.

Applicant: Family Dollar EH, LLC

Upon a motion by Mary Whaples, seconded by Paul Roczynski, 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, Land Surveyor or Architect, licensed in the state of Connecticut who is responsible for the work.
3. Site Improvement E&S Financial Guarantee to be set in the amount of \$5,500.00.

**SITE PLAN APPLICATION** – 25 Rosenthal Street, Construction of a 5,600 square foot building addition and associated storm-water drainage modifications to an existing industrial building.

Applicant: Normand J. Goulet, Jr.

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 & impression) by the Professional Engineer, Land Surveyor, or Architect licensed in the state of Connecticut who is responsible for the work.
3. The inspection note is to be placed on the first sheet of the site plans; the planning & zoning signature block shall be placed on all drawings in the plan set.
4. Show revision date of site plans.
5. Graphically depict proposed sanitary lateral on the site plan - label pipe size, slope, length and pipe material.
6. Provide details for signs and pavement markings at the accessible parking spaces; conform to standards. The van accessible space at 16' requires the sub-plate
7. Provide additional spot grades at building corners and corners of parking areas.
8. Label the proposed pavement markings – color; line width. Conform to MUTCD (parking stalls to be 4" white).
9. Adjust the lighting contours – contours overlap building footprint.
10. Provide storm water quality measures to remove solids & floatables prior to discharge to drywell system. At a minimum these would include 4' sump and hood on the catch basin.
11. Proposed grading shows a low spot to the rear of the building. Check grading; grade to drain towards CB.
12. At drywell systems, graphically depict the manholes at the inspection ports.
13. Label all proposed conduits / pipes – size, slopes, and materials.
14. Provide additional grading information on the site plan. Show spot grades in the vicinity of the proposed personnel door and overhead door at the eastern end of the building addition.
15. Detail sheet- catch basin details: provide 4' sump for sediment control; provide hood for floatables control.
16. Provide assessor's map and lot numbers for the parcel and abutters.
17. Inlet protection is required at existing catch basins – graphically depict on the site plan; correct the error in General Note #3.
18. Erosion & Sedimentation Control- Site Improvement Financial Guarantee to be set in the amount of \$4,510.00.

**SITE PLAN APPLICATION** – 653 Burnside Avenue, Façade renovation and construction of a 2,756 square foot addition to an existing used car dealer's facility.

Applicant: Charles Tischofer, Jr.

Upon a motion by John Ryan, seconded by Mary Whaples, 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. Provide the appropriate signage for the one-way traffic on site.
4. Correct overlapping notes, various sheets.
5. ZBA history, sheet LA-1 – describe the subject of the modification of October 30, 1986 variance.
6. Provide benchmark with datum on the subject property.
7. Provide all appropriate construction details including but not limited to signs, sign posts, lighting.

8. Provide signature block on each sheet (missing this on sheet PS-1)
9. Sheet GR-1, existing spot grades are difficult to read; adjust accordingly.
10. Provide proposed spot grades corners of parking area.

**SITE LOCATION APPROVAL APPLICATION** – 653 Burnside Avenue, under C.G.S Section 14-54 for an expansion of an existing used car dealer’s license known as “Chuck’s Automotive, LLC”.

Assessor’s Map #36 Lots# 130/131

Applicant: Charles Tischofer, Jr.

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above site location approval 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 & impression) by the Professional Engineer, Land Surveyor, or Architect licensed in the state of Connecticut who is responsible for the work.

#### **8-24 REFERRALS**

- **Construction of two segments of the East Hartford multi-use recreational trail aka The Charter Oak Greenway/East Coast Greenway on properties located adjacent to Interstate 84 from Forbes Street to Simmons Road and on properties located along Route 2 from the Charter Oak Bridge to Willow Street/Main Street.**

Upon a motion by Mary Whaples, seconded by Thomas Fitzgerald, the Commission Voted **(7-0)** to **approve** the 8-24 referral for the Charter Oak Greenway/East Coast Greenway on properties located adjacent to Interstate

84 from Forbes Street to Simmons Road and on properties located along Route 2 from the Charter Oak bridge to Willow Street/Main Street. .

- **Disposition of a 25 foot x 50 foot parcel formerly part of an abandoned road known as Barry Street located at the rear of 118 Main Street abutting Route 2.**

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission Voted **(7-0)** to **approve** the 8-24 referral for a 25’x 50’ parcel formerly part of an abandoned road known as Barry Street located at the rear of 118 Main Street abutting Route 2.

#### **DISCUSSION ON POTENTIAL FUTURE ZONING WORKSHOP**

It was the consensus of the Commission to start the June 10<sup>th</sup> meeting at 5:30PM so as to allow enough time to discuss possible revisions to zoning regulations.

#### **CORRESPONDENCE**

- State of Connecticut Siting Council letter dated May 1, 2015 regarding proposed telecommunications facility at Seven J's Farm, Candlewood Road Glastonbury, CT.

Due to its proximity to East Hartford, a notice for a public hearing to be held on June 30<sup>th</sup> at the Glastonbury Town Hall for the construction of a cell tower on Candlewood Drive was shared with the Commission.

## **MISCELLANEOUS**

Town staff indicated the possibility of revising the zoning regulations to separate service establishments into two categories: Commercial and Personal. Further, the "personal" category could be divided into "tiers". More discussion on this issue will come at the June 10<sup>th</sup> meeting.

## **ADJOURNMENT**

The meeting adjourned at 8:45P.M.

Respectfully submitted,

Michael Dayton, Town Planner