

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
MARCH 13, 2019**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford, CT on March 13, 2019.

CALL TO ORDER

The meeting was called to order at 7:14 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Valentine Povinelli
Stephen Roczynski
Travis Simpson
Angela Parkinson

Absent

Carol Noel, Secretary
Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

The Chair declared a quorum and the Commission would be voting with 6 members.

APPROVAL OF MINUTES

- Public Hearing Minutes – February 13, 2019

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the Public Hearing minutes of February 13, 2019.

- Regular Meeting – February 13, 2019

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the Regular Session minutes of February 13, 2019.

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TOWN CLERK
EAST HARTFORD

Robert J. Cook

- Workshop – February 27, 2019

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the Workshop minutes of February 27, 2019.

At the public hearing earlier this evening, upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (6-0)** to **postpone action** on the item below until the April 10, 2019 meeting.

TEXT AMENDMENT: Under Section 711; comprehensive revision to Section 603 (Design Development District) to add a new overlay district, Section 603.13 Design Development District 3, College District Zone, and associated requirements and standards, having bounds from about Willow Street south to the southern parcel line of 1 Pent Road (Map-Lot 9-1; Willgoos site) and the Connecticut River east to Main Street, that provides for a mix of uses including institutional, commercial, retail, and residential and allows for modification of underlying dimensional, parking, and stormwater requirements in accordance with a Master Plan and site plan approval.

Applicant: East Hartford Planning and Zoning Commission.

SPECIAL PERMIT: 656 Burnside Avenue (Wickham Memorial Library) – Under Section 207.10; construction of a 555 sq. ft. building addition with 15 parking spaces to serve as an elevator lobby for “Wickham Memorial Library”.

Assessor’s Map-Lot: 36-128

Applicant: Alfred Benesch & Company

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the above special permit 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.

SITE PLAN MODIFICATION: 656 Burnside Avenue (Wickham Memorial Library) – Under Section 702; construction of a 555 sq. ft. building addition with 15 parking spaces to serve as an elevator lobby for “Wickham Memorial Library”.

Assessor’s Map-Lot: 36-128

Applicant: Alfred Benesch & Company

Upon a motion by Hank Pawlowski, seconded by Angela Parkinson, the Commission **Voted (6-0)** 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.

SITE PLAN MODIFICATION: 515 Connecticut Boulevard (former Staples building) – Under Section 702 and 210.2.d; modification to the previous approval to construct additional Ford truck inventory parking and a request for a 50% increase of the total aggregate sign area on the site to increase the size of the two “Hoffman Collision Center” wall signs, and installation of a new 22.5 ft. tall “Ford Truck” ground sign for “Hoffman Auto”.

Assessor’s Map-Lot: 5-6-8

Applicant: RRHT Trust Holdings LLC

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (6-0)** 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. Test pits are required to confirm soil characteristics and to determine the appropriate storm water retention system. Test pits shall be coordinated with the Engineering Department and the proposed drainage system shall be approved by the Town Engineer prior to permit approval.
4. Submit a floor plan showing the Ford Truck sales area inside the building.

MISCELLANEOUS

- C.G.S. 8-24 Review: 656 Burnside Avenue (Wickham Memorial Library) – proposed building improvements including a new elevator lobby addition and associated parking.

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (6-0)** to **recommend approval** of the 8-24 referral of the proposed building improvements – including a new elevator lobby addition and associated parking – for Wickham Memorial Library.

- Bond Release 204,210 and 216 Goodwin Street – Construction of 3 residential units
Applicant: Castanho Development, LLC, Carl A. Castanho, Member

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (6-0)** to **deny** the release of the bonds for 204, 210 and 216 Goodwin Street until the applicant provides certification by a licensed Land Surveyor that the iron pins and monuments have been set in accordance with the approved plans.

ADJOURNMENT

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner