

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
November 9, 2022**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft “Teams” at Town Hall, 740 Main Street, East Hartford CT on November 9, 2022.

CALL TO ORDER

Chair Ryan called the meeting to order at 7:01 PM.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Peter Marra
Sidney Soderholm

Absent:

Stephen Roczynski
Wesaneit Tsegai, Alternate
Melissa-Sue John, Alternate-resigned

Also Present

Eileen Buckheit, Development Director – via Teams
Steve Hnatuk Interim Town Planner

The Chair declared a quorum with 6 voting members.

Commissioner Noel read Legal Notice placed in the Journal Inquirer on Friday October 28th and Friday November 4th 2022.

PUBLIC HEARING

1. PUBLIC HEARING APPLICATIONS

A. TEXT AMENDMENT APPLICATION: Under Section 712; Application for text amendment to East Hartford Zoning Regulations Section 401.2 Special Permit uses in the B-1 Zone, proposal to add new section 401.2.Y. - Extended Stay Hotels with Special Permit criteria. Applicant: Kautilya East Hartford Hotel LLC

B. SPECIAL PERMIT APPLICATION: 363 Roberts Street – Under Section 401.2.f, 401.2.h, 401.2.i, and 401.2.p. Special Permit application for redevelopment of existing hotel to include a restaurant with drive-though and serving alcoholic beverages under a hotel permit. Assessors Map/Lot: 35/34 Applicant: Kautilya East Hartford Hotel LLC

C. SPECIAL PERMIT APPLICATION: 363 Roberts Street – Under proposed Section 401.2.y. Special Permit application for redevelopment of existing hotel to include extended stay hotel rooms. Assessors Map/Lot: 35/34 Applicant: Kautilya East Hartford Hotel LLC

Matthew Bruton, BL Companies presented plans for the 363 Roberts ST, existing Hotel. Plans presented on reconfiguration of parking lot, landscaping and Starbucks drive-through.

Questions by commission:

Pool still there and is it functional? Owner, Gary Patel, yes pool is functional.

What is the advantage/disadvantage for zone amendment? Steve Hnatuk recommended the text amendment as zone B1 does not allow for extended stay.

Commissioner Noel clarifies the difference between calling it a Hotel which allows up to 7 days versus an Extended Stay Hotel allows up to 15-day stay.

Commissioner Pawlowski shares concerns to term of stay and other properties asking for same. With 144 rooms are there applicable building codes for the kitchen amenities.

Commissioner Marra asks if the extended stay rooms will have a full kitchen, what the amenities are. Owner, Gary Patel, explains the amenities to include an electric cooktop, small sink, microwave and small refrigerator.

Starbucks-will there be an entrance and exit once through the drive through-yes. No tractor trailer parking on site.

Chair Ryan states that this hotel will be branded under Marriott. Questions what Marriott's extended day policy is. Gary Patel states that the owners are in charge of the number of days; will extend stays as well on a case by case basis.

Drive-through how many cars in the lane? Drive-through is designed for 16 cars in que.

Commissioner Soderholm-will there be electric car charging stations and solar panels? Yes, solar panels on the roof; long term charge stations in the back and short term/quick charge in the front of hotel.

Director Buckheit clarifies the reasoning for special criteria in a B1 zone and new section.

Planner Hnatuk states the Town Engineer found problem with underground drainage. Recommends to approve the Text Amendment and to withhold approval of special permits until conditions are met and to return to the Commission on 11/30/22.

Chair Ryan asks anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application? Hearing none

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application? Hearing none.

D. TEXT AMENDMENT APPLICATION: Under Section 712; Application for text amendment to amend section 200 Cannabis Establishments definitions, amend section 403.2, 502.2, 503.2, special permit uses in the B-3, I-2, and I-3 relevant to Cannabis Establishments. Applicant: East Hartford Planning and Zoning Commission

Planner Hnatuk introduced the text amendment:

As the Town of East Hartford Planning and Zoning Commission has obtained more information about the desired locations and feasibility of citing specific cannabis establishments in East Hartford, a desire to modify the existing regulations has arisen. Additionally, the Commission has identified a need to clarify the existing definitions of cannabis establishments to provide consistency between the East Hartford Zoning Regulations and the applicable state laws and regulations. A summary of proposed changes is included below: 1. Revise exiting definitions of Dispensary Facilities and Marijuana Production Facilities pursuant to CGS 21a-408 relating to medical marijuana facilities. 2. Revise existing definitions of Cannabis Establishments in accordance with PA 21-1 and applicable DCP regulations. 3. Add definitions of Cannabis Product Manufacturers, Cannabis Product Packagers, and Cannabis Transporters for consistency with state laws and regulations. 4. Add Special Permit criteria for odor mitigation to Cannabis Cultivation type establishments. 5. Repeal Section 403.2.e and 502.2, Special Permit criteria for Dispensary facilities and Marijuana Production Faculties for consistency with adopted regulations pertaining to various Cannabis Establishments in 2021. 6. Add Cannabis Product Manufacturers, Cannabis Product Packagers, Cannabis Delivery Service, and Cannabis Transporter as permitted Special Permit uses in B-3, I-2, I-3 zones. 7. Add Cannabis Cultivators as permitted Special Permit use in B-3 Zone. 8. Combine and re-organize Special Permit criteria pertaining to various cannabis retail type facilities and various cannabis cultivation type facilities

Combining headings with definitions and uses.

Chair Ryan asks anyone wishes to speak if favor of this application?

Cannabis entrepreneur, Patrick S. Pathammavong, representing the owner of property 349-385 Park Ave approximately 15,000SQFT of growing and selling space. Has done business in over 12 states and been in business for 9 years.

Chair Ryan asks anyone else wishing to speak in favor of this application? Anyone wishing to speak in favor of this application? Hearing none.

Anyone wishing to speak against this application? Anyone wishing to speak against this application?

Anyone wishing to speak against this application?

Hearing none.

Commissioner Noel makes motion move out of Public Hearing and to enter into Regular Meeting. Motion seconded by Comm. Pawlowski. All in favor, so moved.

REGULAR MEETING

OLD BUSINESS

- A. SITE PLAN MODIFICATION APPLICATION:** 364-374 Silver Lane – Under Section 702; Application for Site Plan Modification for drive-thru improvements and shed construction Assessors Map/Lot: 23/25, 23/27 Applicant: 364 Silver lane, LLC c/o T&J Zafiris Inc.

Planner Hnatuk speaks for the applicant. The applicant will need to file an application for Zone Change to Incentive Development Zone as well as an application for Special Permit for the desired site modifications. The parcel where the applicant intends to move the Dunkin Donuts drive-through is currently zoned R-3 residential and the existing Dunkin in Incentive Development. The applicant intends to return with the proper application.

Motion to table to next meeting by Comm. Pawlowski and seconded by Comm. Noel. All in favor, so moved.

NEW BUSINESS:

- A. TEXT AMENDMENT APPLICATION:** Under Section 712; Application for text amendment to East Hartford Zoning Regulations Section 401.2 Special Permit uses in the B-1 Zone, proposal to add new section 401.2.Y. - Extended Stay Hotels with Special Permit criteria. Applicant: Kautilya East Hartford Hotel LLC

Comm. Pawlowski motion to approve this text amendment; motion seconded by Comm. Noel. Chair asks any discussion? Hearing none. All in favor, so moved.

- B. SPECIAL PERMIT APPLICATION:** 363 Roberts Street – Under Section 401.2.f, 401.2.h, 401.2.i, and 401.2.p; Special Permit application for redevelopment of existing hotel to include a restaurant with drive-through and service of alcoholic beverages under a hotel permit. Assessors Map/Lot: 35/34 Applicant: Kautilya East Hartford Hotel LLC

Comm. Pawlowski motions to table this application, motion seconded by Comm.Noel. No discussion. All in favor, so moved.

- C. SPECIAL PERMIT APPLICATION:** 363 Roberts Street – Under proposed Section 401.2.y. Special Permit application for redevelopment of existing hotel to include extended stay hotel rooms. Assessors Map/Lot: 35/34 Applicant: Kautilya East Hartford Hotel LLC

Comm. Pawlowski motions to table this application, motion seconded by Comm.Noel. No discussion. All in favor, so moved.

- D. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE:** 400 Main Street – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate to construct an engineered

control to address contaminated soils. Assessors Map/Lot: 20/45 Applicant: Raytheon Technologies Corporation/Pratt and Whitney Division
Kate Engler of Loureiro Engineering Assoc.presents on the application for Raytheon.

Comm. Marra asks about the seeding of area for open space. Ms. Engler states is will be a hydro mat to protect the area until spring.

Comm. Soderholm motions to approve: SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 400 Main Street – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate to construct an engineered control to address contaminated soils. Assessors Map/Lot: 20/45 Applicant: Raytheon Technologies Corporation/Pratt and Whitney Division The required financial guarantee is \$8,800. The financial guarantee shall be posted in a form acceptable to Town staff, for those measures in the certified soil-erosion and sedimentation control plan that are scheduled for installation, prior to commencement of any site activities. Approved plans shall be filed in accordance with Zoning Regulations section 217.7. Motion seconded by Comm. Pawlowski. All in favor, so moved.

Comm. Noel motion to amend agenda to move Text Amendment Application from Public Hearing to New Business, motion seconded by Comm. Pawlowski. All in favor, so moved.

- E. TEXT AMENDMENT APPLICATION:** Under Section 712; Application for text amendment to amend section 200 Cannabis Establishments definitions, amend section 403.2, 502.2, 503.2, special permit uses in the B-3, I-2, and I-3 relevant to Cannabis Establishments. Applicant: East Hartford Planning and Zoning Commission

Comm. Noel motion to approve text amendment application, seconded by Comm. Soderholm. All in favor, so moved.

OTHER BUSINESS:

- A. ZONING REGULATIONS REWRITE:** Discussion of comments and potential edits for immediate review vs. later refinement following November 3rd Public Information Meeting. PZC Work session to finalize regulations is scheduled for Wednesday November 30th at 6:00 PM in the East Hartford Town Hall Council Chambers.

Planner Hnatuk received no comments. No action needed.

- B. BOND RELEASE REQUEST:** 75 Burnside Avenue. Erosion and Sedimentation Control bond release in conjunction with approved special permit and site plan for gasoline station. Bond release amount is \$18,265.00 plus interest.

Comm. Noel motion to approve bond release request for 75 Burnside Avenue. Erosion and Sedimentation Control bond release in conjunction with approved special permit and site plan for gasoline station. Bond release amount is \$18,265.00 plus interest. Motion seconded by Comm. Pawlowski. All in favor, so moved.

- C. BOND RELEASE REQUEST:** 400 Roberts Street. Erosion and Sedimentation Control bond releases for filling and excavation of vacant property. Bond release amount(s) are \$45,000.00 plus interest and \$5,795.00 plus interest. Motion seconded by Comm. Pawlowski. All in favor, so moved.

Comm. Noel motion to approve bond release request for 400 Roberts Street. Erosion and Sedimentation Control bond releases for filling and excavation of vacant property. Bond release amount(s) are \$45,000.00 plus interest and \$5,795.00 plus interest.

- D. CGS 8-24 REFERRAL:** Acceptance of modified open space easement in conjunction with approved 5-lot subdivision for 300-acre parcel at Rentschler Field.

Comm. Noel motion to approve CGS 8-24 Referral, seconded by Comm. Pawlowski. All in favor, so moved.

E. ADOPTION OF 2023 PLANNING AND ZONING COMMISSION MEETING SCHEDULE

Comm. Noel motion to accept 2023 Planning and Zoning Commission Meeting Schedule. Seconded by Comm. Soderholm. All in favor, so moved.

Planner Hnatuk tell commissioners to turn in their devices to Technology Department next month for reformatting for meetings to be held at C.B.I.A. beginning in January.

APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes – October 12, 2022

Comm. Soderholm motion to approve Minutes of October 12, 2022, seconded by Comm. Noel. All in favor, so moved.

B. Planning and Zoning Public Information Meeting Minutes – November 3, 2022

Comm. Noel motion to approve minutes of November 3, 2022, seconded by Comm. Pawlowski. All in favor, so moved.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Comm. Noel made motion to adjourn meeting, seconded by Comm. Pawlowski. All in favor, meeting adjourned at 8:40 PM.

Next meeting is November 30, 2022

Respectfully submitted,

Sana Hart, Clerk