

East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
August 10, 2022
CORRECTED

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 August 10, 2022.

CALL TO ORDER

Chair Ryan called the meeting to order at 7:00 PM.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Stephen Roczynski -Virtual
Sidney Soderholm
Peter Marra
Melissa-Sue John, Alternate-Virtual

Absent:

Wesaneit Tsegai, Alternate

Also Present

Eileen Buckheit, Development Director
Steve Hnatuk Interim Town Planner

The Chair declared a quorum.

PUBLIC HEARING APPLICATIONS

- A. **SPECIAL PERMIT APPLICATION:** 300 Connecticut Boulevard-Under Section 403.2.a and 403.2.u; request for an automobile and truck repair garage, used automobile and truck sales and service and auto parts retail in an existing building.

Assessors Map #5 Lot #163

Applicant: Linken II, LLC

Kaitlyn Stublic presented application for Freightliner project.

- B. **PRELIMINARY SUBDIVISION APPLICATION:** 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Master Plan Approval. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main

Street (Pratt and Whitney), north of Brewer Street. Application for Preliminary Subdivision Approval, Five (5) Lots on 300.01 acres of land.

Applicant: ND Acquisitions LLC

Atty Robert Decrescenzo, Douglas Strauss and Paul Vitaliano presented application for National Development

No one came forward to speak on either of the two agenda items.

Upon a motion by Ms. Noel, seconded by Mr. Soderholm, the Commission voted (7-0) to enter Regular Session.

NEW BUSINESS

- A. SPECIAL PERMIT APPLICANT:** 300 Connecticut Boulevard - Under Section 403.1.a.22 and 403.1.a.25; request for an automobile and truck repair garage, used automobile and truck sales and service, and auto parts retail in an existing building.

Assessors Map #5 Lot #163

Applicant: Linken II, LLC

Upon motion by Ms. Noel, seconded by Mr. Soderholm, the Commission voted (7-0) to approve the Special Permit Application as presented. All in favor, motion approved.

- B. SITE PLAN MODIFICATION:** 300 Connecticut Boulevard-Under Zoning Regulations Section 403.2.a.25; request for an automobile and truck repair garage, used automobile and truck sales and service, an auto parts retail in an existing building.

Assessors Map #5 Lot #163

Applicant: Linken LL, LLC

*Upon motion by Ms. Noel, seconded by Mr. Soderholm, the Commission voted (7-0) to approve **the Site Plan modification**. All in favor, motion approved.*

- C. LOCATION APPROVAL:** 300 Connecticut Boulevard – Under Zoning Regulations Section 403.2.a.5 and Connecticut General Statutes Chapter 245 Section 14-54; request for an automobile and truck repair garage in an existing building.

Assessors Map #5 Lot #163

Applicant: Linken LL, LLC

*Upon motion by Ms. Noel, seconded by Mr. Soderholm, the Commission voted (7-0) **Approved the Location Approval**. All in favor, motion approved.*

- D. SITE PLAN APPLICATION:** 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Manager Plan Approval, Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer St. – Under section 603; Site Plan Application in accordance with approved Master plan Application for Design Development District 1 (DDD-1), development of 300-acre parcel to include manufacturing facility with office and warehouse space, research and development facility containing offices and light fabrication, general building, and a logistics warehouse facility.

Applicant: ND Acquisitions LLC

Paul Vitaliano, National Development presented; Atty. Decrescenzo and Douglas Strauss also presented.

Upon motion by Mr. Soderholm, seconded by Ms. Noel, recommended to approve Site Plan D for all proposed parcels in the development with the following condition:

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. Final plans shall be revised to:
 - a. Show typical parking space widths on sheets C1.01, C1.03
 - b. Include parking space dimensions and aisle widths for “future” parking spaces on sheet C1.14.
 - c. Include details on the proposed site and building lighting to confirm that they are compliant with IDSA standards.
 - d. Include a report on the proposed development’s security plan to the satisfaction of the East Hartford Police Department.
 - e. Include high-albedo white or grey color roof materials on all buildings.
 - f. Include 10 EV charging stations for the West Logistics and Building and Building 1 & 2.
 - g. Site Plan page C1.00 should include calculations of the aggregate coverage, impervious coverage, and open space for the Cabela’s parcels 1 and 5.
4. Per section 603.10; Site Plan, Architectural renderings and perspectives, proposed use categories, percentages of floor for each use and conceptual building plans including schematic floor exterior of floor each use and conceptual building plans including schematic floor plans and exterior elevations of proposed Buildings 1 and 2 shall be approved by East Hartford Planning and Zoning Commission via Application for Site Plan Modification.
5. No Zoning Permit shall be issued for Buildings 1 and 2 until condition 4 has been satisfied.
6. The Erosion and Sedimentation financial guarantee shall be posted in an amount and form to the satisfaction of Town Staff for those measures in soil-erosion and sedimentation control plan that are scheduled for installation, prior to commencement of any site improvements on the parcel that is subject to the certified soil-erosion and sedimentation controls.
7. Additional Erosion & Sedimentation controls may be required by Town staff if field conditions Necessitate.
8. The applicant shall conduct and submit bi-weekly Erosion & Sedimentation Inspection reports to the Town.

Commission voted (7-0), all in favor Motion approved

E. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATION: 300-acre parcel on East Hartford Boulevard. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer St.-Under section 217; Soil-Erosion and Sedimentation-Control Certificate for development of 300-acre parcel to include manufacturing facility with office and warehouse space, research and development facility containing offices and light fabrication, general office building, and a logistics warehouse facility.

Applicant: ND Acquisitions LLC

Paul Vitaliano presented

Ms. Noel made motion to approve Soil Erosion and Sedimentation Control Certification with the required financial guarantee of \$217, 525.00 prior to commencement of any site activities. Motion seconded by Mr. Soderholm. Discussion. Commission voted (6-1) Motion approved.

- F. FLOOD HAZARD PERMIT – MINOR:** 300-acre parcel on East Hartford Boulevard. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer Street – Under section 601.4; Minor Flood Hazard Development Permit Application for development of 300-acre parcel to include manufacturing facility with office and warehouse space, research and development facility containing offices and light fabrication, general office building, and a logistics warehouse facility.

Applicant: ND Acquisitions LLC

Paul Vitaliano presented; 3rd party analysis

Ms. Noel made motion to approve Flood Hazard Permit, Mr. Soderholm seconded. Commission voted (6-0), motion approved.

- G. PRELIMINARY SUBDIVISION APPLICATION:** 300-acre parcel on East Hartford Boulevard. Parcel subject to Design Development District Master Plan Approval. Parcel located south of 475 East Hartford Boulevard (Cabelas), south of Rentschler Field, east of 403 Main Street (Pratt and Whitney), north of Brewer Street. Application for Preliminary Subdivision Approval, Five (5) Lots on 300.01 acres of land.

Applicant: ND Acquisitions LLC

Mr. Soderholm motion to approve this application, seconded by Ms. Noel. Commission voted, (6-0), All in favor, motion approved.

- H. SITE PLAN APPLICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Undersection 605; Site Plan in accordance with approved Master Planned Development District 1 (PPD1), development of a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.

Assessors Map/Lot: 46/22, 46/113, 46/107, 46/129, 46/130

Applicant: Jasko Zelman 1, LLC

- I. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; site plan in accordance with approved Master Plan application for Planned Development District 1 (PPD1), development of 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.

Assessors Map/Lot: 46/22, /46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Jasko Zelman 1, LLC

Brian Zelman-Introduction, Kevin Solli-Primary, Rob Pryor-drainage design and Mary Blackburn-Landscape Architecture-presented plans

Discussion, questions by Commission

Chair entertained motion to table proposal until next month.

Ms. Noel made motion to table application until September meeting, Mr. Pawlowski seconded. Commission voted; all in favor (7-0). Motion approved.

4. OTHER BUSINESS

- A. C.G.S. 8-24 REFERRAL:** Acquisition of 3 Hillside Lane as a gift.

Ms. Noel made motion to approve this gift of 3 Hillside Lane, Mr. Pawlowski seconded. All in favor, motion approved.

- B. C.G.S. 8-24 REFERRAL:** Sale of unused and unmaintained Town owned parcels- 6 North Meadows Rd, 21 North Meadows Rd, and 1919 Main St to East Hartford Sportsman Association.

Ms. Noel made motion to approve, seconded by Mr. Pawlowski. All in favor, motion approved.

- C. C.G.S. 8-24 REFERRAL:** Request to grant aviation easement on 4 parcels of land to allow the Connecticut Airport Authority to trim the tops of trees as needed to provide a more unobstructed landing zone for Brainard. *Ms. Noel made motion to approve, seconded by Mr. Pawlowski. All in favor, motion approved.*

- D. C.G.S. 8-24 REFERRAL:** Acquisition of 860 Main St
Eileen Buckheit, Director explained applied for \$2.5M grant to the State for purchase, building held in a trust. *Motion by Ms. Noel, seconded by Mr. Soderholm. All in favor, motion approved.*

- E. C.G.S. 8-24 REFERRAL:** Sale of 1437-1439 Main Street
Eileen Buckheit explained Town owned land; Eden's Florist wants to buy to expand for parking. *Motion by Ms. Noel to approve sale, seconded by Mr. Soderholm. All in favor. Motion approved. Comment by Mr. Soderholm, happy to help local small business.*

- F. MODIFICATION OF APPROVED BOND RELEASE AMOUNT:** March 9th, 2022 approval to include "\$2900" plus interest. *Ms Noel made motion to approve "clear up error", seconded by Mr. Pawlowski. All in favor, motion approved.*

- G. REQUEST FOR RELEASE OF BOND:** Goodwin Univ., 195 Riverside Dr, Soil Vapor Extraction and Air Sparge Piping and Trailer. \$12,000 plus interest. Engineering Dept approved. *Ms. Noel made motion to approve release of bond plus interest, seconded by Mr. Pawlowski. All in favor, motion approved.*

- H. REQUEST FOR RELEASE OF BOND:** Goodwin Univ. South Meadow Rd, 10 ft wide bituminous lane and 6 ft wide natural trail, \$24,750 plus interest. Engineering approved. *Motion made by Ms. Noel to approve release of bond, seconded by Mr. Pawlowski. All in favor, motion approved.*

APPROVAL OF MINUTES

- Special Meeting Minutes – June 29, 2022
Ms. Noel made motion to approve minutes of June 29, 2022 with the following corrections. Spelling of Commissioner's last name of should be Soderholm. Motion seconded by Mr. Pawlowski. All in favor, motion carried.

MISCELLANEOUS

Ms. Buckheit reminded Commission to meet with Glen Cholder. Discussion held on Popeyes, questioning on hold off the application. Discussion regarding licensing of Marijuana and zoning and status for town.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Mr. Pawlowski made motion to adjourn meeting, seconded by Mr. Soderholm. All in favor, meeting adjourned at 10:13 PM.

Next meeting is September 14, 2022 in Council Chambers

Respectfully submitted,

Sana Hart, Clerk