

**East Hartford Planning & Zoning Commission**  
**Hybrid-Teleconference Meeting**  
**September 14,, 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 7:02 PM.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Valentine Povinelli  
Stephen Roczynski -Virtual  
Peter Marra

**Absent:**

Sidney Soderholm  
Wesaneit Tsegai, Alternate  
Melissa-Sue John, Alternate

**Also Present**

Eileen Buckheit, Development Director  
Steve Hnatuk Interim Town Planner

The Chair declared a quorum with 5 voting members.

**OLD BUSINESS**

- A. **SITE PLAN APPLICATION:** 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 a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.  
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130  
Applicant:Jasko Zelman 1, LLC

Robert Pryor, Engineer for Solli Engineering – nothing more to present  
No questions from commission. Planner S. Hnatuk – all resolved, no outstanding concerns.  
*Chair Ryan requests motion regarding Site Plan*

*Ms. Noel made motion to approve: **Site Plan** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605; Site Plan in accordance with the Master Plan application for the Planned Development District 1 (PDD1), 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, 46/23, 46/113, 46/107, 46/129, 46/130*

*Applicant: Jasko Zelamn 1, LLC 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 and submitted to the Planning and Development Department prior to the issuance of any building Permit.*
- 2. The final plans shall be revised to the dimension all aisle widths on sheet 2.13.*
- 3. Prior to construction of the stormwater infiltration system, the applicant shall provide proof that the minimum infiltration rate as required by the CT DEEP Stormwater Quality Manuel can be met or exceeded for all proposed infiltration systems.*
- 4. The Erosion and Sedimentation financial guarantee shall be posted, for those measure in the certified 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.*
- 5. The applicant shall retain an independent party to inspect E&S controls weekly or after a rainfall of greater than 1” and submit the inspection reports to the Town(including Engineering).*
- 6. Additional Erosion & Sedimentation controls may be required by Town Engineering staff if field conditions necessitate.*
- 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.*

*Motion seconded by V. Provinelli. Any discussion hearing none- all in favor-(5-0) motion approved.*

- B. SOIL EROSIONS 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 a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.

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

*Applicant: Jasko Zelman 1, LLC*

*Ms. Noel made motion to approve: **SOIL EROSIONS 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 a 26-acre group of parcels to include an 8 building multi-family housing complex and associated site improvements.*

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

*Applicant: Jasko Zelman 1, LLC*

The required financial guarantee is **\$42,500.00**. The financial guarantee shall be posted, for those measures in the certified soil-erosions an 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. Approved plans shall be filed in accordance with Zoning Regulations section 217.7.

*Motion seconded by V. Provinelli. All in favor (5-0) motion approved.*

## **NEW BUSINESS**

- A. **SITE PLAN MODIFICATION:** : 442 Main Street – Under Section 702; Site Plan Modification to supermarket site for parking lot expansion, addition to existing building including façade improvements, and associated landscape and site improvements.

Assessors Map/Lot: 11/220

Applicant: L&P Gate Company LLC, Bolivar Jimenez

Bolivar Jimenez presented site plan- includes an extra 27 parking spaces.

P. Marra- questions/comments: C-Town expansion to include lot of old Veterinary for the additional parking spaces-good project

### **Planning Department Staff Comments:**

1. Zoning Regulations Section 209.6- Illumination

Lighting levels for any exterior illumination, whether required or not required but provided, shall provide not less than one-half (.5) foot-candle of illumination for any access drive or walk so lit but shall not show any direct light source beyond any lot line nor more than one-half (.5) foot candle beyond any lot line.

#### **Comment:**

No lighting plan was supplied for this application. The applicant should confirm that no lighting changes are proposed.

S. Hnatuk recommends that the Commission approve paving with conditions.

P. Marra asks about wetlands in back of property and the underground tanks.

*The underground tanks are for water drainage*

Old building had access to Main ST-*now will have two entrances*

Why are you doing a finish coat and not a binder coat for the paving?

No further questions

*Motion by C. Noel to table this issue to next meeting. Seconded by H. Pawlowski. All in favor (5-0)  
Motion approved.*

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

Planner Hnatuk working with developer on delineation of wetlands and open space. Open space allocation need to be 10%; if wetlands is 5% then open space must be 5%. Suggests special meeting next Wednesday, September 21 to approve the subdivision.

*Motion made by C. Noel to table this subdivision for more information until Special meeting on September 21, 2022 at 6pm. Motion seconded by S. Roczynski. All in favor (5-0). Motion approved.*

### **A. ENDORSEMENT AND REVIEW OF ZONING REGULATIONS REWRITE SCHEDULE:**

Schedule for revised zoning regulations to be adopted February 2023.

Director Buckheit stated the schedule was paused. Glenn Cholder's contract extended until February.

Update on Cannabis issue-needs revision soon as there are applicants for licensing. Suggests three work sessions. September 28, October 26 – with public hearing, November 30.

*Motion made C. Noel to hold 3 workshops for Revisions of Zoning Schedule Regulations, seconded by H. Pawlowski. All in favor (5-0). Motion approved.*

Planner Hnatuk added to agenda for discussion. Zoning enforcement officer requested clarification of regulations for restaurant serving alcohol beverages. Special permits states beer and wine. New restaurant Hatillo on Silver Lane. In past P&Z didn't require special permit sec. 222. Permit distinguish beer and wine or alcohol? Is there a distance requirement from a school? Must be 500' of a school for beer and wine or alcohol. They need to meet State Liquor requirements as well and need a special permit by P&Z. S. Hnatuk will pass on the information.

## **APPROVAL OF MINUTES**

- Meeting Minutes – August 10, 2022

*Ms. Noel made motion to approve minutes of August 10, 2022 Motion seconded by Mr. Roczynski. All in favor, motion carried.*

## **MISCELLANEOUS**

### **Cannabis update:**

Overview-issue is micro cultivator are for zones B-3 and I1 & I2, up to 10,000 sqft. Can increase 5,000 sqft per year up to a max of 25,000 sqft. Current zoning is limited to Park Ave, B-3 zones and I1&2-revise regulations to allow them to be cultivators and not micro, revise to comply to state licensing.

S. Roczynski notes Robert Street building is looking better and rumor has it maybe a coffee establishment. E. Buckheit site plans need to be submitted. Permitted for interior demolition only. New owner.

Comment by C. Noel thanking Steve Hnatuk for doing a wonderful job and for all you do.

P. Marra notices old laundromat on Main ST next to Augie's has plywood off and windows in, looks nice. Status on old D'Angelos building is Daddy's Noodles moving in, no work being done. Company moving slow, paying monthly lease.

Update on lights Brewer/Forbes intersection-lights will be removed and permanent stop signs will be installed.

## **ADJOURNMENT**

Chair Ryan entertains a motion to adjourn.

*C. Noel made motion to adjourn meeting, seconded by S. Roczynski . All in favor, meeting adjourned at 8:10 PM.*

Next meeting is September 21, 2022 in Council Chambers

Respectfully submitted,

Sana Hart, Clerk