

**East Hartford Planning & Zoning Commission**  
**Hybrid-Teleconference Meeting**  
**September 21, 2022**  
**Special Meeting**

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 September 14, 2022.

**CALL TO ORDER**

Chair Ryan called the meeting to order at 6:02 PM.

**ROLL CALL**

**Present:**

John Ryan, Chair  
Henry Pawlowski, Vice Chair  
Carol Noel, Secretary  
Valentine Povinelli  
Stephen Roczynski

**Absent:**

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

**Also Present**

Eileen Buckheit, Development Director  
Steve Hnatuk Interim Town Planner  
Robert Decrescenzo, Attorney, ND Acquisitions, LLC  
Todd Heska, Civil Engineer, ND Acquisitions, LLC

The Chair declared a quorum with 5 voting members.

**NEW BUSINESS**

**A. 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

Attorney BobDecrescenzo presented Final Subdivision Application, introduced Civil Engineer Todd Hesketh. Mr. Hesketh spoke of the increased open space and potential to install a walking trail. The

subdivision layout includes 30 acres of open space in the form of a conservation easement which expands on the existing conservation easement on the site. Mr. Hesketh noted that the open space proposal does not connect directly to East Hartford Boulevard, but the applicant plans to make efforts to assist the town in finalizing the open space connection to the existing trail on East Hartford Boulevard and obtaining an easement with the state of Connecticut to connect the open space from Brewer Street to Silver Lane.

Chair Ryan questions if the regulations requirement is met with 30 acres of open space.

National Development spoke of their agreement with the East Hartford Board of Selectman to donate 1 million dollars to further the Greenway Trail.

H. Pawlowski questions who owns the conservation easement- Attorney Bob Decrescenzo confirms the Town of East Hartford has ownership. Town has the rights to the limits of use of the trail; bikers, walkers, wheelchair accessibility if paved.

S. Roczynski questions whether the trails connects to Eastern Blvd.

Planner S. Hnatuk responds that the truck turn around impedes the connection to the trail, making it not safe, the developer does not own the land to make the connection. Only the state can allow the continuation of making trail connected to Eastern Blvd.

Chair Ryan questions does Raytheon own the land – State owns the fields and the Stadium.

Chair asks for motion of the Final Subdivision including waivers and conditions.

*Motion by C. Noel to approve:*

**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.

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### **Waivers**

1. Section 5.0 A Submission of the final Layout  
Letter from the Board of Education acknowledging the number of residential lots proposed.  
No additional residential lots are proposed with this subdivision application.
2. Section 4.6.B Preliminary Layout Requirements –Scale in excess of 1'=40' due to subdivision size and nature.

### **Conditions:**

1. Final Mylar 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 with the signature block for authorization by the Planning and Zoning Commission Chair.
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. Any substantial changes to the proposed conservation easement shall require review by the Commission.
4. Prior to the issuance of a zoning permit for development of any of the associated land:
  - a. The language of the proposed conservation easement shall be reviewed and found acceptable by Town's Corporation Counsel
  - b. The final language of the proposed conservation easement shall be filed on the land records.

- c. The final Mylar plans, including Planning and Zoning Commission Chair endorsement and noting the expiration date of the subdivision shall be filed on the land records.

*Motion seconded by H. Pawlowski. All in favor, motion approved, (5-0).*

#### **OTHER BUSINESS:**

Town Planner S. Hnatuk explained that the Commission is still planning on holding a special meeting September 28, 2022 to continue working on the comprehensive zoning regulations rewrite. Town Planner Hnatuk outlined a the potential modifications to the existing Cannabis Zoning Regulations which would include modifying the Cannabis definitions to match state laws, and adding cultivators to be permitted in B3 zones. The commission spoke of a potential public hearing on the matter to be scheduled for November.

#### **APPROVAL OF MINUTES**

**A. Amended Planning and Zoning Commission Meeting Minutes – August 10, 2022**

*S. Roczynski motion to approve amended Planning & Zoning Commission Meeting Minutes of August 10, 2022. C. Noel seconded-all in favor-motion approved (5-0)*

**B. Planning and Zoning Commission Meeting Minutes – September 14, 2022**

*S. Roczynski motion to approve Planning & Zoning Commission Meeting Minutes of September 14, 2022. C. Noel seconded-all in favor-motion approved (5-0)*

#### **ADJOURNMENT**

Chair Ryan entertains a motion to adjourn.

*S. Roczynski made motion to adjourn meeting, seconded by C. Noel. All in favor, meeting adjourned at 6:36 PM.*

Next meeting is September 28, 2022 in Council Chambers

Respectfully submitted,

Sana Hart, Clerk