

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Special Meeting
November 3, 2022**

A Special Public Information Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft Teams Hybrid Meeting and Town Hall, 740 Main Street, East Hartford CT on November 3, 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
Sidney Soderholm
Valentine Povinelli
Peter Marra

Absent:

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

Also Present

Eileen Buckheit, Development Director
Steve Hnatuk Town Planner

PUBLIC INFORMATION SESSION FOR EAST HARTFORD ZONING REGULATIONS

REWRITE: Discussion of new regulations led by Glenn Chalder of Planimetrics, Inc. Residents are welcome to ask questions and submit comments about the proposed East Hartford Zoning Regulations.

G. Chalder of Planimetrics, Inc., Zoning Regulations Consultant, presented a PowerPoint presentation highlighting proposed changes which were incorporated into the draft Zoning Regulations including the new formatting, use, tables, and general re-organization and user-friendliness among others.

Chair Ryan opens discussion of the regulations to the public.

Unidentified resident asked for clarification about the commercial vehicle regulations. Mr. Chalder stated the definition of commercial vehicle in the new regulations, explained the new table, and identified the proposed allowances for the residential zones. For the purposes of these regulations, the commission intends to rate vehicles based on physical type and not exclusively license or registration type.

Commissioner Marra asked how the commercial vehicle regulations would be applied. Planner Hnatuk stated that he anticipated the charts and format of the regulations would be able to be applied by Zoning Enforcement staff with a commonsense approach. The regulations should provide a balance to homeowners and workers to store vehicles, but not create obtrusive businesses in residential zones.

B. LeBlanc, franchise owner of Hounds Town USA, expressed his interest in opening his business in East Hartford and voiced support for the new regulations.

T. Simpson stated that the commercial vehicle regulations have been a problem in the past. He expressed interest in knowing how larger lots factor into the commercial vehicle regulations and how they apply to home-based businesses uses. Mr. Simpson stated he did not see the information meeting on the Town's website calendar.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

H. Pawlowski made motion to adjourn meeting, seconded by S. Soderholm. All in favor, meeting adjourned at 6:36 PM.

Next meeting is November 9, 2022 in Council Chambers and hybrid teleconference.

Respectfully submitted,

Steve Hnatuk, Town Planner