

**East Hartford Planning & Zoning Commission
Special Meeting Minutes
JUNE 29, 2022**

A Special Session of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft “Teams” at Town Hall, 740 Main Street, East Hartford CT on June 29, 2022.

CALL TO ORDER

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

ROLL CALL

Present:

John Ryan, Chair
Carol Noel, Secretary
Sidney Soderholm
Peter Marra

Absent:

Henry Pawlowski, Vice Chair
Stephen Roczynski
Valentine Povinelli
Wesaneit Tsegai, Alternate
Melissa-Sue John, Alternate

Also Present

Eileen Buckheit, Development Director
Steve Hnatuk Interim Town Planner
John Guskowski, Tyche Planning & Policy Group

The Chair declared a quorum with his vote.

PUBLIC HEARING APPLICATIONS

A. ZONING TEXT AMENDMENT

Question by Mr. Soderholm regarding wording change in amendment.
Discussion held in 2143A4C-wording changed to *existing detached structure*

Chair Ryan asked – Anyone wish to speak in favor of this Application? Repeated question 2 (two) more times

Chair Ryan asked – Anyone wish to speak against this Application? Repeated question 2 (two) more times

Upon a motion by Ms. Noel, seconded by Mr. Marra to move to Regular Meeting. The Commission voted (4-0) to enter Regular Meeting. All in favor

Chair Ryan declared a quorum with his vote

APPROVAL OF MINUTES

- Regular Meeting Minutes – June 8, 2022

Upon a motion by Ms. Noel, seconded by Mr. Soderholm. Chair asks any discussion. Mr. Soderholm requested one correction to the minutes- page 2 should be *Chair not Char*. Ms. Noel made motion to accept minutes with one correction, Mr. Solderholm seconded the motion. The Commission **Voted (4-0)** to **approve** the regular meeting minutes of June 8, 2022.

NEW BUSINESS

A. ZONING TEXT AMENDMENT

Applicant: East Hartford Planning and Zoning Commission

Upon a motion by Mr. Soderholm to move Text Amendment, Ms. Noel seconded. Commission voted (4-0) All in favor, motion passes.

OTHER BUSINESS

John Guskowski of Tyche Planning and Policy Group showed Power Point presentation explaining data and reported on East Hartford's Affordable Housing Plan. A State mandate in 2017 statute that every 5 years towns need to decide on how they are going to increase the number of affordable housing. The goal is 10% of housing must be affordable.

Next steps –
Public Hearing
Drafting narrative
Regulations
Recommendations for action

Chair Ryan asks if there are any questions-
East Hartford is 5% over min; with Silver Lane Apartments planned are at market value; will it reduce % of affordable housing? *Discussion -The apartments would not hit the list until 2030*
How do we account for the over inflated housing rate? *Discussion/answer-State does not tract cost burden.*

Comment-Mr. Hnatuk -not specifically about apartments; assistance from subsidized units does count as affordable units.

Mr. Marra questions on any benefits from State if our % is higher? *Answer is no incentive*

Chair Ryan asks if there are any more questions.

Recap of next steps
Mr. Guskowski will come back at next meeting with draft of recommendations.
Any further comments?

MISCELLANEOUS

Ms. Noel questions how best to make use of both previous and Interim Planner-

Mr. Solderholm asks about letters sent from the City of Hartford regarding Text Regulations. *Answered by Mr. Hnatuk that they are letters to review only.*

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Ms. Noel made motion to adjourn meeting, seconded by Mr. Solderholm. All in favor, meeting adjourned at 7:48 PM.

Next meeting is August 10, 2022 in Council Chambers

Respectfully submitted,

Sana Hart, Clerk