

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
December 13, 2023**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** and was held via Microsoft “Teams” at Community Cultural Center 50 Chapman PL Auditorium, East Hartford CT – December 13, 2023.

1. CALL TO ORDER

Chair Ryan called the meeting to order at 7:02 PM.

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair - remote
Carol Noel, Secretary
Valentine Povinelli
Stephen Roczynski
Sidney Soderholm - remote
Wesaneit Tsegai -Alternate

Also Present

Carlene Shaw, Town Planner
Steve Hnatuk, Deputy Director of Planning Development
Eileen Buckheit, Director of Planning Development

Absent

Peter Marra

2. RECOGNITION OF PLANNING AND ZONING COMMISSIONERS

Eileen Buckheit spoke in recognition of both Carol Noel and Valentine Provinelli and thanked them for their many years of service and dedication to the Town. Carol and Val were presented with plaques from the Mayor’s office and Citations from the State of Connecticut Representatives.

3. PRE-APPLICATION REVIEW: 81/87 Main Street – Under Section 5.7.D; Preliminary review of potential Planned Development District Proposal

Applicant: Sergei Gerasimov

Assessor: 29/66, 29/67

Sergei Gerasimov spoke regarding his application. Not an outside investor, has been in the town the 16 years, owns several buildings in town. Building on the corner of Main and Maple, 118 Main Street and 1268 Main Street. In regards to 81-87 Main it is zoned as a single family. He proposes a scale down of the original plan to 20 units, two buildings with 2BR each. Two parking spaces per 2BR unit, 40 spaces required; will have 48-8 for visitor parking. Have hired a traffic engineer.

Question by Chair-What are the busy times for traffic? What did the traffic engineer say about peak times? Answer: 11AM-12PM and 1PM-2PM.

Eileen Buckheit spoke on behalf of administration. Previous Mayor Walsh and current Mayor Martin talked about this project at length. Mayor Martin will have a public hearing in January regarding Public Housing. Mayor is supporting this along with Planning Department.

Steve Hnatuk explains the PDD, Zoning Enabling Act-floating zones. PPD are widely used in Connecticut. The town's 2024 POCD also supports this development.

Chair asks commission if there are any questions.

Com. Soderholm – comments-appreciate effort for traffic study, would like to make sure that it is safe for drivers, pedestrians, and bicyclists. Also if a traffic light installed or a 4-way stop sign; wouldn't that impact the traffic? The problem in the study is the word 'if'.

Other comments regarding if the town had comments, extremely important issue, parking spaces and table seems to be incorrect.

Chair states this is just a PPD discussion.

Com. Roczynski asks if possible to have a secondary exit on Porter Street. Applicant Gerasimov made that an emergency exit as residents on Porter didn't want more traffic.

Steve Hnatuk, Deputy Director of Planning –valid point to open exit as full access.

Chair –any further questions or comments?

PUBLIC HEARING

The legal notice read into minutes by Carol Noel, Commissioner.

LEGAL NOTICE

The following legal notice was published in the Journal Inquirer on November 30th and December 4th, 2023

The Town of East Hartford Planning and Zoning Commission will hold a hybrid teleconference public hearing at the East Hartford Community Cultural Center Auditorium located at 50 Chapman Place East Hartford and on a Microsoft Teams virtual meeting on Wednesday, December 13th, 2023 at 7:00 P.M. for the following applications:

A. SPECIAL PERMIT APPLICATION: 241 Park Avenue - Under Section 3.2 and 7.2.C; Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191A Park Avenue.

Applicant: Meghan Hope Assessor's Map/Lot: 26/325

Application Documents: 241 Park Avenue Application Document

Megan Hope, Attorney for Alter & Pearson, LLC in Glastonbury presented plans for a cannabis cultivation facility.

Ankur Rungta spoke on facility's security plans and mechanical equipment. Will require all cultivation employees to shower before and after their shifts. There will be showers and locker rooms installed for their use.

Megan Hope summarized the submitted two detailed narratives. The project is consistent with Plan & Development. Did the required mailings to abutters of property.

Com. Roczynski inquired as to the self-storage side.

Bob Phelps, C3 Industries – 5 loading bays and transitions with walkways.

Carlene Shaw, Town Planner states Megan Hope did a great job presenting of what was approved in August.

Chair asks:

Anyone wishing to speak for this application? Anyone wishing to speak for this application? Anyone wishing to speak for this application? Hearing none.

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application?

Hearing none.

Chair Ryan entertains a motion to move into Regular meeting. Motion made by Com. Noel to move into Regular meeting. Motion seconded by Com. Roczynski. All in favor. Motion approved. Moved to regular meeting at 8:09 PM

REGULAR MEETING

5. NEW BUSINESS:

A. SITE PLAN MODIFICATION: 20 Burnside Avenue- Under Section 9.3; Application for a Site Plan Modification for installation of three wall signs associated with Snipes retail store
Applicant: George Deitzer

Assessor's Map/Lot: 14/310-317

John Morrison here to represent on behalf of George Deitzer, Applicant.

Com Noel made to approve: 20 Burnside Avenue – Under Section 7.1; Application for a Site Plan Modification for the installation of three wall signs associated with Snipes retail store. Applicant: George Deitzer

Assessor's Map/Lot: M/L: 14/310-317

Conditions of approval: 1. 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.

2. The applicant shall remove the existing window signage and repaint the building facades prior to the submission of a final site plan.

3. The Final Plans shall be revised to:

a. To incorporate the final Certificate of Approval.

Motion seconded by Com. Roczynski.

All in favor. Motion approved.

B. SITE PLAN MODIFICATION: 295 Silver Lane- Under Section 9.3; Application for Site Plan Modification for installation of Valero Gas Station Signage

Applicant: Jeremy Waycott

Assessor's Map/Lot: 23/130-131

Marc Cohen, Sign Co. here to represent applicant.

Carlene Shaw –conditions of reducing ground sign; they did adjust it. All signs are compliant.

Motion made by Com. Noel to approve 295 Silver Lane – Under Section 7.1; Application for a Site Plan Modification for the installation of two canopy signs and one ground sign associated with the Valero automobile fueling station.

Applicant: Jeremy Waycott

Assessor's Map/Lot: M/L: 23/130-131

Motion seconded by Com. Roczynski. All in favor. Motion approved.

C. SITE PLAN APPLICATION: 1162 Tolland Street – Under Section 9.3; Application for a Site Plan for the demolition of the existing building and the construction of a 1,915 square foot pole barn building for use of equipment storage for the existing landscaping business
Applicant: John Correia

Assessor's Map/Lot: 70/3

Mark Reynolds, Professional Engineer presents plans for the demolition of existing building and plans to increase size of building.

Motion made by Com. Noel to approve: 1162 Tolland Street – Under Section 9.3; Application for a Site Plan for the demolition of the existing building and the construction of a 1,915 square foot pole barn building for use of equipment storage for the existing landscaping business.

Applicant: John Correia

Assessor's Map/Lot: M/L: 70/3

Conditions of approval: 1. 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.

2. The Final Plans shall be revised to:

a. To incorporate the final Certificate of Approval.

Motion seconded by Com. Roczynski. All in favor. Motion approved.

D. SITE PLAN MODIFICATION: 695 East Hartford Boulevard North- Under Section 9.3; Application for a Site Plan Modification for the installation of a wall sign and ground sign associated with the Wayfair logistics center.

Applicant: Darcie Roy

Assessor's Map/Lot: 33/7

Russ Housman on behalf of Darcie Roy. The requirements for signage are 200sq ft, however the way Wayfair wordmark make the sign 285sq ft.

Carlene Shaw - by right the maximum we allow for signage is 200sq ft. The Planning & Zoning & Commission has the right to approve.

Motion made by Com. Noel to approve 695 East Hartford Boulevard North – Under Section 7.1; Application for a Site Plan Modification for the installation of a wall sign and ground sign associated with the Wayfair logistics center.

Applicant: National Sign Corp- Darcie Roy

Assessor's Map/Lot: 33/7

Conditions of approval: 1. 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.

2. The Final Plans shall be revised to:

a. To incorporate the final Certificate of Approval.

Motion seconded by Com. Roczynski. All in favor. Moved approved.

E. SPECIAL PERMIT APPLICATION: 241 Park Avenue - Under Section 3.2 and 7.2.C;

Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191A Park Avenue.

Applicant: Meghan Hope

Assessor's Map/Lot 26/325

Motion made by Com. Noel motion to approve SPECIAL PERMIT APPLICATION: 241 Park Avenue – Under Section 3.2; Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191 Park Avenue

Assessor's Map/Lot: 26/325

Applicant: Meghan Hope

Findings: 1. The proposed development has satisfied the Special Permit Criteria in Section 9.4.E.

2. The proposed development as submitted and modified by this approval is found to be in harmony with the purpose and intent of these Regulations and the Town's Plan of Conservation and Development.

3. This approval is made subject to the following conditions:

Conditions which must be met prior to the endorsement and filing of final plans:

1. The Final Plans shall be revised to:

a. To incorporate the final Certificate of Approval.

Conditions which must be met prior to the Issuance of a Certificate of Zoning Compliance:

1. The applicant shall submit a fertilizer storage and fire-fighting feasibility plan for review approval by Town of East Hartford Fire Marshal's Office.

2. The applicant shall submit a security plan for review and approval by the East Hartford Chief of Police.

Conditions which must be met prior to the issuance of a Final Certificate of Zoning Compliance

1. The applicant shall submit a final A-2 grade as-built survey depicting all installed site improvements including structures, parking lots, pins and drainage with spot elevations. Performance bonding may be allowed by the Town for outstanding site improvements should a Certificate of Zoning Compliance be requested prior to site completion.

General Conditions: 1. 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, the permit may be modified, suspended, or revoked.

Motion seconded by Com. Roczynski. All in favor. Motion approved.

6. MISCELLANEOUS:

A. UPDATE ON THE 2024 PLAN OF CONSERVATION AND DEVELOPMENT (POCD) REWRITE

Steve Hnatuk gave brief update on the processing- public comments, targeting a January meeting. February/March meeting to review overall goals.

Setting a date for a Public Hearing on Founder's Plaza Plan- February 8th? Check Calendars.
The survey is live. BFJ will be posting notices. Update on status at January meeting.

B. 8-24 REFERRALS

i. Acquisition of 6.9+/- acres of vacant land on Brookside Lane: Map/Lot 24/6A, 24/6B, 24/6C, 24/6D, 24/6E, 24/6F, 24/6G, 24/6H

Carlene Shaw location of Brookside Lane is off of Roberts St, owned by the State. Town wants to purchase. Town Council approval.

Com. Noel asks if land is developable. Yes, there are some wetlands. The vote is to make it consistent with planning and conservation.

Com. Tsegai asks if a study can be done for how much wetlands are there. Site specific finding Town will purchase.

Motion made by Com. Noel to approve i. Acquisition of 6.9+/- acres of vacant land on Brookside Lane: Map/Lot 24/6A, 24/6B, 24/6C, 24/6D, 24/6E, 24/6F, 24/6G, 24/6H

ii. Acquisition of two parcels consisting of 0.14+/- acre of land along the East River- River Drive Right-of-Way (Adjacent to 333 East River Drive)

Carlene Shaw- two small parcels in front of 333-Town defacto owns the property. Need conformation from the board to use the right of way.

Motion made by Com. Noel to approve acquisition of two parcels consisting of 0.14+/- acre of land along the East River- River Drive Right-of-Way (Adjacent to 333 East River Drive)

Motion seconded by Com. Roczynski. All in favor. Motion approved.

Miscellaneous item;

Steve Hnatuk I.T. department asks if any commissioners want a new updated Ipad. Please let me know.

7. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes – November 8th, 2023

Discussion held. Motion to table minutes made by Com. Noel and seconded by Com. Roczynski. All in favor. Motion approved.

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Motion by Com. Noel to adjourn meeting, seconded by Com. Roczynski. All in favor. Meeting adjourned at 8:42 PM.

Next meeting is January 10, 2024 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk