

Robert J. Best

**East Hartford Planning & Zoning Commission
Hybrid-Teleconference Meeting
August 9, 2023**

2023 AUG 11 AM 11:41

TOWN CLERK
EAST HARTFORD

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft "Teams" at Community Cultural Center 50 Chapman PL Room 105, East Hartford CT on August 9, 2023.

1. CALL TO ORDER

Chair Ryan called the meeting to order at 7:07 PM.
Chair declared a quorum

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair –via teams
Carol Noel, Secretary
Peter Marra
Valentine Pavinelli
Stephen Roczynski
Sidney Soderholm

Also Present

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

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 July 26th and 29th:

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, August 9th, 2023 at 7:00 P.M. for the following applications:

SPECIAL PERMIT APPLICATION: 466 Park Avenue – Under Section 8.2 and Section 9.4;
Application for Special Permit for the installation of an outdoor food cooking equipment manufacturing business and an itinerant food vendor vehicle conversion business, with accessory itinerant food vending.

Applicant: Joseph Montano
Assessor's Map/Lot: 37/168

SPECIAL PERMIT APPLICATION: 221-241 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.

Applicant: Meghan Hope

Assessor's Map/Lot: 26/325, 26/326

SPECIAL PERMIT APPLICATION: 480 School Street - Under Section 9.4; Application for the construction of a 10' by 26' greenhouse at an existing school facility.

Applicant: David Netz

Assessor's Map/Lot: 39/77

Copies of documents relating to the above item are located in the Development Office and on the Town website. All interested persons may appear and be heard or call in using the teleconference phone number provided on the meeting agenda which will be posted on the Town website and filed in the office of the Town Clerk.

2. PUBLIC HEARING APPLICATIONS

A. SPECIAL PERMIT APPLICATION: 466 Park Avenue – Under Section 8.2 and Section 9.4; Application for Special Permit for the installation of an outdoor food cooking equipment manufacturing business and an itinerant food vendor vehicle conversion business, with accessory itinerant food vending.

Applicant: Joseph Montano

Assessor's Map/Lot: 37/168

Application Documents: 466 Park Avenue

J. Montano owner of DOGAWNITS described the cooking equipment and vehicle conversion business. Revolutionary new product to greatly improve food vending. Ms. Shaw states the primary use is creating the product for use by vendors.

Comm. Pawlowski asks if owners and residents have been notified. Ms. Shaw states owners have been notified.

Comm. Soderholm questions one or two employees needed, once product is perfected, to manufacture these in the building.

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.

B. SPECIAL PERMIT APPLICATION: 221-241 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.

Applicant: Meghan Hope

Assessor's Map/Lot: 26/325, 26/326

Application Documents: 221-241 Park Avenue

Atty Megan Hope for C3 Industries presents application along with Design Professionals Peter R. DeMallie -President & Principal and Barry D. Clarke, L.S.-Senior Project Manager.

This is a Cannabis Cultivation facility with limited offsite parking. Traffic of deliveries and pickup would include possibility of 8 semi-tractor trailers, 6 box trucks, 5-6 UPS/FedEx trucks.

There is a 10 minute break for technical issues. Meeting resumed at 7:39PM.

Megan Hope did a quick synopsis and review. Keeping the bones of the facility. Will have their own mechanical units on top of the building. Ankur Runata, Owner/CEO spoke on the renderings of the facility, floor plan and cultivating areas. Air quality in the building is controlled, carbon filters are used to mitigate odors in the community.

Mr. Runata explained the security plan-requirements and surveillance. Required by the rules to have cameras, access will be controlled by key fob system, intrusion system-alarms. Guests will be checked in and have visitor badges, no minors are allowed entrance.

Megan Hope stated there are two memos submitted with the application packet in regards to low traffic from employees and trucks. Chief of Police and Fire Chief both reviewed plans and no complaints.

Chair Ryan asks 1. About the trucks going to facility, how do they get loaded? Bob Phillips, Director of Design & Construction for C3 Industries, explains that C3 doesn't do their own deliveries, the service trucks come to them. Small packaging and gets carried out to the trucks. No marijuana product getting delivered to the facility.

2. Cannabis grown hydroponically? Technically yes. Water purification, we don't over water, minimal run off.

3. Employee 55-60 normal maximum? Yes, main shift will be 55-60, 8-5; total will be about 70. Shift for evenings and weekends will be a skeleton crew.

Comm. Soderholm questions the following: 1. The self-storage are we to approve this also. No, Ms. Shaw, states it is an existing facility. 2. The wall separating the self-storage facility and the Cannabis facility is masonry wall and will be fully secured. 3. Emergency power? Large generators and battery backup for security. 4. Generator placement? Outside between the two buildings.

Comm. Marra asks about the square footage. 1. Total sq ft is 72,366.

2. Askes regarding emergency medical. Work with the police and medical, the police can also log into the security cameras to see the inside of the facility.

3. What kind of jobs? Entry level to mid-level to skilled technicians.

Comm. Pawlowski-great use of older building. Once you are permitted will there be further inspections by the state? Mr. Runata states we are the most heavily monitored, spot checks, yearly processes. Comm. Pawlowski is the product monitored? Yes, State mandated software to track plant stages from beginning to end.

S. Hnatuk reminds Commission that Carlene Shaw added another condition to the General conditions. Wanted to address this for the record.

4. The applicant, in conjunction with the Town Planner, shall review any offsite odor impacts on a three-month basis for a two-year period after start of production and cultivation of cannabis on site. At any point, the Commission may require additional odor mitigation measures, if necessary.

Chair asks any further questions?

Chair asks: Anyone wishing to speak for this application?

Mark Oken, North Atlantic State accounts representative for the Regional Association of Carpenter's. Speaking for 60 members in favor of this application as it requires a PLA, Project Labor Agreement. This is a great job opportunity for East Hartford residents.

Anyone wishing to speak for this application?

Gary Roy, 61 Matthew Rd. Not sure if I am for or against this application, I have some questions that might persuade me either way. When this building was the frozen food facility there were tractor trailers that would stick out and block the road and block traffic. Building not designed to have tractor trailers back up far enough to not block the road. Comment from Comm. Mara regarding trucks, sleeper trucks would not fit, doubt that they will be the ones delivering. Megan Hope also commented that there is a truck plan submitted. Trucks will not be typically the size as before. Not bringing in the volume as before. Also there was a church that had moved into an empty building, not sure if still there.

Chair Ryan states there is no church on Park Ave. Mr. Roy states his biggest concern is with the tractor trailers and traffic back up.

Anyone wishing to speak for this application?

Davian Ross-Union Carpenter speaks in favor of this application as it is providing jobs and will keep residents from leaving.

Eric Prause- 78 Walek Farms Road in Manchester, work at 101 East River DR in East Hartford. Very supportive of growth of the cannabis industries and I thank the commission for letting me speak. Encourages commission to heed the advice of the staff with the conditions for Odor Control and encourages the Commission and staff to read the Odor Control Cannabis Industry Report-Odor Mitigation System, Lessons from the new kid on the block. Living just over the line from East Hartford in Manchester I would be downwind from the site. I have some familiarity with cultivation sites and their potential for odor, several times a year I drive by sites in Hamilton and Ontario Canada and I can smell the odor. Recommend staff adopt a longer period than the proposed conditions for odor measures. I support this application.

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

Linda Chamberlain, 128 Ridgewood RD. As a resident I oppose this application. I have worked for 30 years with children in this town regarding health. I realize this will create jobs. Worried about health, vapors, air quality even taking into account odor recommendations. When will you approve this, will there be another public hearing? Chair responds that a vote will be taken tonight in the regular meeting portion.

Anyone wishing to speak against this application?

Hearing none, Chair moves to next item.

C. SPECIAL PERMIT APPLICATION: 480 School Street - Under Section 9.4; Application for the construction of a 10' by 26' greenhouse at an existing school facility.

Applicant: David Netz

Assessor's Map/Lot: 39/77

Application Documents: 480 School Street

David Netz gave a brief summary of the application for the 10x26' greenhouse to be built at Polaris School for the purpose of art and science for the students. Ms. Shaw states existing school facility and that in 2009 a special permit for a residential facility was given. Special permit modification is allowed in Sec2.5A in general regulations. Nonresidential use in a residential zone.

Comm. Marra asks about structure, made with polyethylene? Yes and water will be brought out to the building. Doors can/will be left open on either end for air circulation.

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?

Motion to move to regular meeting made by Comm. Carol Noel, seconded by Comm. Sid Soderholm All in favor. Motion approved.

Chair states quick housekeeping break.

Roll call. We have a quorum, 6 voting members. Wesaneit Tsegai missed Public Hearing of 466 Park, will abstain from the vote.

REGULAR MEETING

3. NEW BUSINESS:

A. SITE PLAN APPLICATION: 475 East Hartford Boulevard North– Under Section 7.1; Application for an increase in primary façade signage for Cabela's sporting goods store from 87.5 feet to 401.3 feet.

Applicant: Dave Hemming

Assessor's Map/Lot: 33/5

Application Documents: 475 East Hartford Boulevard North

John Morrison of CT Sign worked with Applicant Dave Hemming at Cabelas and presents plan design of new signage. Three signs collectively.

Ms. Shaw states tonight only voting on the three signs, next month at the Public Hearing will hear the revised master signage plan.

Motion by Comm. H. Pawlowski to approve SITE PLAN APPLICATION: 475 East Hartford Boulevard North– Under Section 7.1; Application for an increase in primary façade signage for Cabela's sporting goods store from 87.5 feet to 401.3 feet.

Applicant: Dave Hemming

Assessor's Map/Lot: 33/5

Motion seconded by Comm. Carol Noel. Comm. Soderholm comments that it is sq. feet not feet. All in favor with correction of terminology. Motion approved.

B. SITE PLAN APPLICATION: 1137 Main Street – Under Section 9.3; Application for the installation of a pharmacy within the existing suite located at 1137 Main, affiliated with the existing Bailey’s Medical Equipment Supplies business on the subject property.

Applicant: Clive Garrison

Assessor’s Map/Lot: 14/268

Application Documents: 1137 Main Street

Ms. Shaw represented the applicant. Bailey’s Medical Supply has a vacant suite/lobby area that they would like to have a pharmacy. No external work will be included in this application. Plenty of parking in the back and the owner of the building also owns 16 Orchard Street diagonally across and will handle any overflow parking.

Chair asks who will run this pharmacy. It will be affiliated with the medical supply.

Will there be a drive-thru? No there will not.

Comm. Soderholm asks what the hours will be. Ms. Shaw states there are no regulations for hours.

Motion by Comm. Noel to approve SITE PLAN APPLICATION: 1137 Main Street – Under Section 9.3; Application for the installation of a pharmacy within the existing suite located at 1137 Main, affiliated with the existing Bailey’s Medical Equipment Supplies business on the subject property.

Applicant: Clive Garrison

Assessor’s Map/Lot: 14/268

Application Documents: 1137 Main Street

Motion seconded by Comm. Pawlowski. All in favor. Motion approved.

C. SITE PLAN APPLICATION: 501 East Hartford Boulevard North – Under Section 5.2.F; Application for modification to an approved landscaping berm within the DDD-1.

Applicant: Mark Grocki

Assessor’s Map/Lot: 33/8

Application Documents: 501 East Hartford Boulevard North

Paul Vetaliano, Director of Landscape and Development for VHP, representing National Development. The berm will be smaller than originally planned and was approved.

Chair states we are modifying our previous approval. Any comments?

Motion by Comm. Noel to approve SITE PLAN APPLICATION: 501 East Hartford **Boulevard North** – Under Section 5.2.F; Application for modification to an approved landscaping berm within the DDD-1.

Applicant: Mark Grocki

Assessor’s Map/Lot: 33/8

Application Documents: 501 East Hartford Boulevard North

Conditions/Modifications: The Final Plans shall be revised to:

a. To incorporate the final Certificate of Approval.

b. To incorporate the original certificate of approval from prior site plan applications and master plans.

Seconded by Comm. Pawlowski. All in favor. Motion approved.

D. SPECIAL PERMIT APPLICATION: 466 Park Avenue – Under Section 8.2 and Section 9.4; Application for Special Permit for the installation of an outdoor food cooking equipment manufacturing business and an itinerant food vendor vehicle conversion business, with accessory itinerant food vending.

Applicant: Joseph Montano

Assessor's Map/Lot: 37/168

Motion by Comm. Soderholm to approve SPECIAL PERMIT APPLICATION: 466 Park Avenue – Under Section 8.2 and Section 9.4; Application for Special Permit for the installation of an outdoor food cooking equipment manufacturing business and an itinerant food vendor vehicle conversion business, with accessory itinerant food vending.

Applicant: Joseph Montano

Assessor's Map/Lot: 37/168

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, each of which the Commission finds to be integral to this approval.

Conditions: 1

. The applicant shall acquire all proper approvals and permits from the Town of East Hartford Health Department for Itinerant Food Vending Establishments prior to utilizing the subject property for accessory hot dog vending.

2. Outdoor food vending operations will be limited to the hours of 11:00 AM to 1:30 PM between 05/01 and 09/30 yearly.

3. The Final Plans shall be revised to: a. To incorporate the final Certificate of Approval.

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.

2. By acceptance of these conditions, the application, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purposes of determining compliance with the terms of this approval.

Motion seconded by Comm. Pawlowski. All in favor, one abstention. Motion approved.

E. SPECIAL PERMIT APPLICATION: 221-241 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. Applicant: Meghan Hope

Assessor's Map/Lot: 26/325, 26/326

S. Hnatuk reminds commission of the additional condition submitted by Ms. Shaw prior to start of meeting.

Comm. Noel motions to approve SPECIAL PERMIT APPLICATION: 221-241 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. 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, each of which the Commission finds to be integral to this approval.

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

1. The applicant shall file a lot line modification A-2 grade mylar map with the Town of East Hartford Town Clerk, as included on the site plan dated June 30th, 2023, combining 241 and 221 Park Avenue into one lot.
2. The Final Plans shall be revised to:
 - a. To incorporate the final Certificate of Approval.
 - b. Include revised lot lines and updated parcel information

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.
2. By acceptance of these conditions, the application, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purposes of determining compliance with the terms of this approval.
3. Any changes to traffic patterns, site circulation, or modification of the roadway improvements depicted on the approved plan shall require approval by the Planning & Zoning Commission or as permitted by Minor Site Plan Modification.
4. The applicant, in conjunction with the Town Planner, shall review any offsite odor impacts on a three-month basis for a two-year period after start of production and cultivation of cannabis on site. At any point, the Commission may require additional odor mitigation measures, if necessary.

Motion seconded by Comm. Pawlowski. Comm. Soderholm makes two (2) points, #2 should be applicant's and also mentions the resident who is concerned about health; acknowledges her concerns and thank you for her work. Comm. Mara also comments the odor won't reach her, not near Park Ave.

All in favor. Motion approved.

F. SPECIAL PERMIT APPLICATION: 480 School Street - Under Section 9.4; Application for the construction of a 10' by 26' greenhouse at an existing school facility.

Applicant: David Netz

Assessor's Map/Lot: 39/77

Comm. Noel motions to approve SPECIAL PERMIT APPLICATION: 480 School Street – Under Section 9.4; Application for the construction of a 10' by 26' greenhouse at an existing school facility. Assessor's Map/Lot: 39/77 Applicant: David Netz

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, each of which the Commission finds to be integral to this approval.

Conditions: 1. The applicant shall submit an as-built foundation survey to the Development Department once the foundation of the proposed greenhouse has been laid.

2. The Final Plans shall be revised to:

a. To incorporate the final Certificate of Approval.

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.

2. By acceptance of these conditions, the application, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purposes of determining compliance with the terms of this approval.

Seconded by Comm. Sid Soderholm All in favor. Motion approved.

4. MISCELLANEOUS

A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE: The kickoff meeting with BFJ Planning occurred last month. Staff and BFJ are currently beginning to set up meetings with various Town Commissions and Staff

Ms. Carlene Shaw provided timeline to commission. Next month or so will have meeting to discuss town goals with the commissions and every department. S. Hnatuk acknowledges that this is a rough schedule, can be adapted; prioritizes Founders Plaza master plan.

Chair asks if any other miscellaneous items?

Comm. Mara asks Ms. Shaw about the status of Applegate Lane. She will check on this.

Hotel on Roberts Street? S. Hnatuk reports the façade is being done, windows framed.

Chair questions the status of gas station/car wash/restaurant on corner of Prospect/Governor. Company working with DOT for standards.

Comm. Soderholm reports gas station on Burnside now open.

S. Hnatuk happily states he has joined the town as full time staff. As of August 31st he will be Deputy Director of Planning Development.

5. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes-June 28, 2023, 2023

Motion by Comm. Soderholm to approve minutes of June 28, 2023. Motion seconded by Comm. Pawlowski. Comm. Noel and Comm. Tsegai abstained. All in favor. Motion approved.

MISCELLANEOUS DISCUSSION

ADJOURNMENT

Chair Ryan entertains a motion to adjourn.

Motion by Comm. Soderholm to adjourn meeting, seconded by Comm. Tsegai. All in favor.
Meeting adjourned at 9:33 PM.

Next meeting is September13, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk