**East Hartford Planning & Zoning Commission**

**Hybrid-Teleconference Meeting**

**January 11, 2023**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held via Microsoft “Teams” at Community Cultural Center 50 Chapman PL, East Hartford CT on January 11, 2023.

**1. CALL TO ORDER**

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

# ROLL CALL

Chair declared a quorum with 6 voting members

**Present:**

John Ryan, Chair

Henry Pawlowski, Vice Chair

Carol Noel, Secretary

Peter Marra

Valentine Povinelli

Sidney Soderholm

**Absent:**

Stephen Roczynski

Wesaneit Tsegai, Alternate

**Also Present**

Mike D’Amato Tyche Plans

Eileen Buckheit, Director

Commissioner Noel read legal notice posted December 30, 2022 and January 6, 2023.

**PUBLIC HEARING**

**1. PUBLIC HEARING APPLICTIONS**

**A. SPECIAL PERMIT APPLICATION:** 50 Main Street - Under Section 401.2 and Section 207;

Application for Special Permit and Tier (II) Personal Service Establishment, Cove's Barber Shop in existing building. Applicant: Ryan Glenn, Cove’s Barber Shop LLC Assessor’s Map/Lot: 29/45

Ryan Cove, owner spoke on behalf of the application. Looking for permission to open his business. Porterbrook Plaza.

Anyone wishing to speak in favor of this application? Anyone wishing to speak in favor of this application?

Christopher Tierinni JJ&C Contractors- Have known Ryan for 5 years; great fit for East Hartford, works well with kids, special needs kids. Looking to get him involved in the back to school haircut program. Trying to get Ryan involved with this through the Mayor’s office.

Anyone wishing to speak in favor of this application? Hearing none. Chair states item is closed.

**B. TEXT AMENDMENT APPLICATION/ADOPTION OF NEW ZONING REGULATIONS:** Under

Section 712; Application for text amendment for adoption of a revised comprehensive set of

Zoning Regulations to repeal and replace existing East Hartford Zoning Regulations in whole.

Applicant: East Hartford Planning and Zoning Commission

**C. ZONE CHANGE/ADOPTION OF NEW ZONING MAP:** Under Section 713; Application for Zone

Map Change for adoption of revised zoning map to repeal and replace existing East Hartford

Zoning map.

Applicant: East Hartford Planning and Zoning Commission

Glenn Chalder, Planimetrics asks to combine both B & C. Mr. Chalder spoke on updates on regulations and zoning map. Comprehensive digital zoning map. Regulations are organized in 4 main sections, color coded. User friendly. Have included a tracking list of suggested Zoning Regulations edits.

Comm. Pawlowski questions whether map is interactive. No, not as yet.

Chair has housekeeping regarding Zone Change/Adoption of New Zoning Map under sec 713, ; Application for Zone

Map Change for adoption of revised zoning map to repeal and replace existing East Hartford

Zoning map.

Applicant: East Hartford Planning and Zoning Commission

Chair states we received memo dated 1/11/23 regarding Sec. 7.2.k EV charging stations. Discussion of changing regulation to meet the statutory change. Amendment proposed.

Chair -so we would just vote this in with the tracking list

Consider modifying Section 7.2.k as follows:

a. In all districts, Level 2 EVCS-capable spaces meeting or exceeding 10 percent of all new parking spaces are required as part of new construction, expansion or parking areas, and/or significant change in use which will result in the addition of thirty (30) or more parking spaces.

c. Such spaces shall be subject to the provisions of this Section 7.2.K.3

Comm. Soderholm -On the tracking list, last one is check all headers, should be correct all headers, c should be b, and Section 7.2.K3 should be 7.2.K.4

Received memo from Goodwin University offers specific comments for your consideration:

1. Section 5.3 Approved DDD Districts: Goodwin supports the recommended revisions to streamline the DDD-3 College Design District process and to clarify the terms used I the Regulations. Goodwin reserves the right to seek appropriate text amendments to facilitate future development of the Masterplan, if necessary.

2. Section 5.7, Planned Development District (PDD): Goodwin interprets the PDD regulation as an alternative zoning tool to develop the Goodwin University Masterplan. Goodwin requests that Section 5.7(g)(2) be revised to add Institutional Uses and Multi-Family Housing to the list of permitted uses to clarify that the PDD zone is available to build out the Goodwin Masterplan.

Chair comments Goodwin would like to build out to PDD regulations. Goodwin needs to come before the commission regardless for a PDD.

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

Chair states this item is closed.

Anyone wishing to speak against this application? Anyone wishing to speak against this application? Anyone wishing to speak against this application? Hearing none, this item is closed.

Motion to move to Regular Meeting made by C. Noel and seconded by H. Pawlowski

All in favor. Motion approved.

**REGULAR MEETING**

**2. NEW BUSINESS**

**A. SPECIAL PERMIT APPLICATION:** 50 Main Street - Under Section 401.2 and Section 207;

Application for Special Permit and Tier (II) Personal Service Establishment, Cove's Barber

Shop in existing building.

Applicant: Ryan Glenn, Cove’s Barber Shop LLC

Assessor’s Map/Lot: 29/45

Motion made by Comm. Pawlowski to approve SPECIAL PERMIT APPLICATION: 50 Main Street - Under Section 401.2 and Section 207; Application for Special Permit and Tier (II) Personal Service Establishment, Cove's Barber

Shop in existing building.

Motion seconded by Comm. Noel

All in favor. Motion approved.

**B. TEXT AMENDMENT APPLICATION/ADOPTION OF NEW ZONING REGULATIONS:** Under

Section 712; Application for text amendment for adoption of a revised comprehensive set of

Zoning Regulations to repeal and replace existing East Hartford Zoning Regulations in whole.

Applicant: East Hartford Planning and Zoning Commission

Comm. Soderholm made motion to approve TEXT AMENDMENT APPLICATION/ADOPTION OF NEW ZONING REGULATIONS: Under

Section 712; Application for text amendment for adoption of a revised comprehensive set of

Zoning Regulations to repeal and replace existing East Hartford Zoning Regulations in whole.

Applicant: East Hartford Planning and Zoning Commission with amendments to add minor changes to the Tracking List that was provided to the public. Last line change “check” to “correct” and modification to section 7.2.K not provided to the public to read as;

a. In all districts EVCS-capable spaces meeting or exceeding 10 percent of all new parking spaces are required as part of new construction, expansion of parking areas, and/or significant change in use which will result in the addition of ten (10) or more parking spaces.

Change c. to b. to read as

Such spaces shall be subject to the provisions of this section 7.2.K.4

Suggestion made by G. Chalder that there should be an effective date; suggests 2/18/23.

Motion modified to include effective date of 2/18/23

Motion seconded by Comm. Noel with amendments.

All in favor, motion approved.

**C. ZONE CHANGE/ADOPTION OF NEW ZONING MAP:** Under Sec Level 2 section 713; Application for Zone

Map Change for adoption of revised zoning map to repeal and replace existing East Hartford

Zoning map.

Applicant: East Hartford Planning and Zoning Commission

Motion by Comm. Noel to approve ZONE CHANGE/ADOPTION OF NEW ZONING MAP: Under Sec Level 2 section 713; Application for Zone

Map Change for adoption of revised zoning map to repeal and replace existing East Hartford

Zoning map.

Applicant: East Hartford Planning and Zoning Commission

G. Chalder suggests to keep consistent with effective date

Comm. Noel amends motion to include effective date of 2/18/23

Motion seconded by Comm. Soderholm

All in favor. Motion approved.

**4. MISCELLANEOUS**

Comm. Marra asked E. Buckheit asked for updates on the applications that the Commission has looked at over the year.

Rentschler Field –NDA closed on the property on Monday-have aggressive construction date of 12/23 to open.

Showcase/Concourse Park-coming in for another amendment-a reduction from 477 units to 398

860 Main Street closed today

Silver Lane Plaza has been filed with the Superior Court

Comm. Soderholm requests that the Planimetrics report be reviewed by staff, last section

E. Buckheit states that POCD (plan of conservation and development) will need a full update within the year. Last done in 2014

Comm. Soderholm inquires on whether there has been any interest in Marijuana licensing- Park Ave has not followed up on their interest

Silver LA Gas station- there have been construction and finance issues

**5. APPROVAL OF MINUTES**

**A.** Planning and Zoning Commission Meeting Minutes-November 30, 2022

Motion made by Comm. Soderholm to approve minutes of November 30, 2022. Motion seconded by Comm. Noel.

All in favor. Motion approved.

**B**. Planning and Zoning Commission Meeting Minutes-December 14, 2022

Motion made by Comm. Soderholm to approve minutes of December 14, 2022. Motion seconded by Comm. Noel.

All in favor. Motion approved.

**ADJOURNMENT**

Chair Ryan entertains a motion to adjourn.

Comm. Noel made motion to adjourn meeting, seconded by Comm. Pawlowski. All in favor, meeting adjourned at8:13 PM.

Next meeting is February 8, 2023 at 7:00 pm

Location Community Cultural Center Auditorium

Respectfully submitted,

Sana Hart, Clerk