

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 10, 2018**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford, Connecticut on October 10, 2018.

CALL TO ORDER

The meeting was called to order at 7:20 p.m.

ROLL CALL

Present:

Peter Bonzani, Chair
John Ryan, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Henry Pawlowski
Stephen Roczynski
Angela Parkinson, Alternate
Susan Skowronek, Alternate

Absent

Travis Simpson

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 7 members, including Angela Parkinson, Alternate.

APPROVAL OF MINUTES

- Special Session Meeting Minutes – August 8, 2018

Upon a motion by Hank Pawlowski, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the Special Session minutes of August 8, 2018.

- Workshop Minutes – September 12, 2018

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the Workshop minutes of September 12, 2018.

MAJOR FLOOD HAZARD DEVELOPMENT: 31, 37, 46, 50, 58, 66, 70, 114 South Meadow Lane – Under Section 601; paving of a gravel recreational walking trail totaling approximately 10 ft. wide and 2,800 linear feet long, including benches and directional signage for phase 1 and 2 of the South Meadow Multi-Use Trail.

Assessor's Map-Lot: 7-20, 7-20A, 7-23, 7-25, 7-26, 7-28, 8-1 and 8-2

Applicant: Goodwin College, Inc.

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above major flood hazard development application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. 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.

SITE PLAN APPLICATION: 31, 37, 46, 50, 58, 66, 70, 114 South Meadow Lane – Under Section 702; paving of a gravel recreational walking trail totaling approximately 10 ft. wide and 2,800 linear feet long, including benches and directional signage for phase 1 and 2 of the South Meadow Multi-Use Trail.

Assessor's Map-Lot: 7-20, 7-20A, 7-23, 7-25, 7-26, 7-28, 8-1, 8-2

Applicant: Goodwin College, Inc.

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above site plan application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. 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.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN: 31, 37, 46, 50, 58, 66, 70, 114 South Meadow Lane – Under Section 217; paving of a gravel recreational walking trail totaling approximately 10 ft. wide and 2,800 linear feet long, including benches and directional signage for phase 1 and 2 of the South Meadow Multi-Use Trail.

Assessor's Map-Lot: 7-20, 7-20A, 7-23, 7-25, 7-26, 7-28, 8-1, 8-2

Applicant: Goodwin College, Inc.

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above soil erosion and sedimentation control plan with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. 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.
3. Applicant to provide a financial guarantee in the amount of \$1000.00.

MINOR FLOOD HAZARD DEVELOPMENT: 603 Main Street (A.K.A. 611 Main Street) – Under Section 601; underground gasoline storage tank replacement for “Gulf Gas Station”.

Assessor’s Map-Lot: 12-107

Applicant: Shahani Inc.

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above minor flood hazard development application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. 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.

SITE PLAN MODIFICATION: 71 George Street and 80 James Street – Under Section 702; Construction of a new parking lot for 23 vehicles including new lighting and drainage for Nixon Medical Laundry.

Assessor’s Map-Lot: 6-74/76, 6-73

Applicant: Nixon East Hartford Properties, LLC

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above site plan modification application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. 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.
3. The value used in the infiltration calculations (2”/hr) is far greater than that normally used for the Soil Type D. Provide documentation supporting use of this value or re-calculate using an appropriate value.
4. The parcels located at 71 George Street and 80 James Street shall be combined prior to the application for a building permit.

BOND RELEASES

- 12 Gold Street – Subdivision Bond for construction of a single family residence

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **release** the subdivision bond in the amount of \$3,208.00 for 12 Gold Street.

MISCELLANEOUS

- Silver Lane infrastructure – Doug Wilson, Acting Town Engineer

Interim Town Engineer, Doug Wilson, addressed the Commission on the infrastructure in the Silver Lane Corridor. He stated that the water and sewer mains on the north side of Silver Lane were sufficiently sized for that area. However, due to many areas of wetlands and poor drainage, the water and sewer mains on the south side of Silver Lane were inadequate.

- **8-24 Referral:** 936-960 Silver Lane and 285-291 Forbes Street (A.K.A. Showcase Cinemas) – Proposed purchase of Showcase Cinema site

Upon a motion by John Ryan, seconded by Angela Parkinson, the Commission **Voted (7-0)** to **recommend approval** of the 8-24 referral of the town's proposed purchase of 936-960 Silver Lane and 285-291 Forbes Street, a.k.a. the Showcase Cinema site.

- Brew Pub regulations

Town Planner Jeff Cormier updated the Commission on the status of the brew pub regulations. He has received calls from three individuals who are interested in opening a pub in East Hartford. It was the consensus of the Commission to proceed with the regulations.

- Design Development District 3 regulations

Town Planner Jeff Cormier indicated that after working with Goodwin College for a while, he is getting close to finalizing the DDD3 regulations. He suggested – and the Commission agreed – that a workshop in the near future would be a good idea.

ADJOURNMENT

The meeting adjourned at 8:04p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner