

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 13, 2017**

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 December 13, 2017.

CALL TO ORDER

The meeting was called to order at 7:16 p.m.

ROLL CALL

Present:

Peter Bonzani, Chair
John Ryan, Vice Chair
Carol Noel, Secretary
Paul J. Roczynski
Travis Simpson
Valentine Povinelli
Henry Pawlowski
Angela Parkinson, Alternate
Stephen Roczynski, Alternate

Absent

Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 9 members, including Alternate Parkinson.

ELECTION OF OFFICERS / REPRESENTATIVES / COMMITTEE MEMBER

Prior to the next item, Chair Bonzani turned the meeting over to Secretary Noel.

• **Chair**

Upon a motion by Hank Pawlowski, seconded by John Ryan, the Commission **Voted (9-0)** to **elect** Peter Bonzani, **Chair** of the Planning and Zoning Commission.

Prior to the next item, Secretary Noel turned the meeting over to Chair Bonzani.

- **Vice Chair**

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (9-0)** to **elect** John Ryan **Vice Chair** of the Planning and Zoning Commission.

- **Secretary**

Upon a motion by Hank Pawlowski, seconded by John Ryan, the Commission **Voted (9-0)** to **elect** Carol Noel **Secretary** of the Planning and Zoning Commission.

- **CRCOG Representative**

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (9-0)** to **appoint** Valentine Povinelli as the **CRCOG Representative** from the Planning and Zoning Commission.

- **CRCOG Alternate Representative**

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (9-0)** to **appoint** Stephen Roczynski as the **CRCOG Alternate Representative** from the Planning and Zoning Commission.

- **Economic Development Commission (EDC) Representative**

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (9-0)** to **appoint** John Ryan as the **EDC Representative** from the Planning and Zoning Commission.

Due to time constraints, Chair Bonzani can no longer attend the meetings of the Silver Lane Advisory Committee. Val Povinelli will replace him on this Committee.

APPROVAL OF MINUTES

- **Public Hearing Minutes – November 8, 2017**

Upon a motion by Hank Pawlowski, seconded by John Ryan, the Commission **Voted (9-0)** to **approve** the Public Hearing minutes for the November 8, 2017 meeting.

- **Regular Meeting Minutes – November 8, 2017**

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (9-0)** to **approve** the Regular minutes for the November 8, 2017 meeting.

SPECIAL USE PERMIT: 19 Village Street – Under Section 403.2.u; Use of the interior of the building as a used automobile sales establishment of approximately thirty vehicles for “Bloomfield Motor Works”.
Assessor’s Map-Lot: 5-21
Applicant: Bloomfield Motor Works, LLC

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (9-0)** to **approve** the above special use permit 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 applicant shall comply with all requirements of the Building and Fire code.
4. The use of town property adjacent to the site is prohibited.

SITE PLAN MODIFICATION: 164 School Street – Under Section 702; installation of a 3,400 sq. ft. fabric structure over an existing concrete pad and conveyor system for “United Steel”.

Assessor’s Map-Lot: 37-245

Applicant: Corneau Limited Partnership

Upon a motion by Paul Roczynski, seconded by John Ryan, the Commission **Voted (9-0)** 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.

SOIL EROSION AND SEDIMENTATION APPLICATION: Under section 217; the reconstruction, reclamation, and overlay of thirteen roadways totaling approximately 11,417 linear feet for the 2018 Roadway Improvement Project.

Applicant: Town of East Hartford

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (9-0)** to **approve** the above soil erosion and sedimentation control application with the following condition:

1. The Applicant shall provide a proper off-site storage area which shall include (a) soil erosion & sedimentation control measures; (b) a vehicle tracking pad; (c) dust control measures; and (d) construction fencing.

MISCELLANEOUS

- 2018 Meeting Schedule

Upon a motion by Paul Roczynski, seconded by Hank Pawlowski, the Commission **Voted (9-0)** to **accept** the Planning and Zoning Commission’s meeting schedule for 2018.

- Design Development District 3 Update

Town Planner Jeff Cormier reported to the Commission that the Development Department is very close to finalizing the new DDD3 zone and stated that Goodwin College could come before the Commission in January for a workshop.

- Silver Lane Advisory Committee

Town Planner Jeff Cormier summarized the results of the December meeting of the Silver Lane Advisory Committee. Consultants Milone and MacBroom suggested that the Committee focus in on 3 or 4 areas of Silver Lane for development, and to keep the idea of “neighborhood centered retail” as a long term goal. There is the possibility of a January public hearing on Silver Lane development.

Due to the absence of a public hearing, the January 2018 Planning & Zoning Commission meeting will begin at 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner