

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 13, 2019**

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 February 13, 2019.

CALL TO ORDER

The meeting was called to order at 7:18 p.m.

ROLL CALL

Present:

John Ryan, Chair
Henry Pawlowski, Vice Chair
Carol Noel, Secretary
Stephen Roczynski
Travis Simpson
Angela Parkinson

Absent

Valentine Povinelli
Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

There was a quorum and the Commission voted with 6 members.

APPROVAL OF MINUTES

- Public Hearing Minutes – January 9, 2019

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the Public Hearing Session minutes of January 9, 2018.

- Regular Meeting – January 9, 2019

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the Regular Session minutes of January 9, 2019.

SPECIAL PERMIT: 1277-1287 Main Street– Under Section 405.2; change of use to a brewery/brew pub to manufacture and sell craft beer and a façade renovation of the building for “Paddle Creek Beer Company”.

Assessor’s Map-Lot: 14-278

Applicant: M. Cruikshank, LLC

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the above special 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.

SPECIAL PERMIT: Veteran’s Terrace Housing Development (2-50 & 3-59 Columbus Circle, 62-102 Columbus Street, 126-138 Columbus Street Extension) – Under Section 207.9; modification to the project phasing and conditions of approval from the previously approved special use permit application for construction and rehabilitation of multi-family housing units.

Assessor’s Map-Lot: 37-77/78

Applicant: East Hartford Housing Authority

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (6-0)** to **approve** the above special 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. Phase III of Veterans Terrace is contingent upon the transfer of Columbus Street Extension from the town to the East Hartford Housing Authority.

SITE PLAN MODIFICATION: 411 Burnham Street – Under Section 702; construction of a 29,856 sq. ft. office addition with associated parking, drainage, and landscaping for “NEFCO Corporation”.

Assessor’s Map-Lot: 50-127

Applicant: Frank Borawski, PDS Engineering & Construction

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (6-0)** 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. Specify the plantings for the rain garden and detention basin and their locations.
4. After approval, if granted, a Rain Garden Covenant will need to be executed and filed on the land records. Contact this office for details.
5. The detention basin, rain gardens and other storm drainage site work will be substantially completed and functioning prior to the creation of the additional impervious surfaces associated with this proposal.
6. The applicant shall provide a financial guarantee for erosion and sedimentation control measures in the amount of \$16,600.00.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN: 411 Burnham Street – Under Section 217; disturbance of greater than 0.5 acres of land to construct a 29,856 sq. ft. office addition with parking for “NEFCO Corporation”.

Assessor’s Map-Lot: 50-127

Applicant: Frank Borawski, PDS Engineering & Construction

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the above soil erosion and sedimentation control 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.
3. The applicant shall provide a financial guarantee for erosion and sedimentation control measures in the amount of \$16,600.00.

SITE PLAN MODIFICATION: 639-655 Main Street – Under Section 702; modification to the previous approval to change the façade material from stone veneer to porcelain wall tile and a new sign package for “Dunkin”.

Assessor’s Map-Lot: 12-110

Applicant: 639 Main Street Realty LLC

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (6-0)** 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.

SITE PLAN MODIFICATION: 524-530 Main Street – Under Section 702; modification to the previous approval to change the flat roof to a pitched roof, add a stone veneer band along the base of the building front, and increase the depth of the building by 3 ft. to make the dimensions 28 ft. by 70 ft. for “Xpress Fuels”.

Assessor’s Map-Lot: 12-99

Applicant: Michael Hryb

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (6-0)** 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.

MISCELLANEOUS

- Design Development District 3 workshop scheduling

Town Planner Jeff Cormier spoke with the Commissioners on setting a workshop date to discuss the Design Development District regulations. A tentative date of Wednesday February 27th in the Welling Conference Room was agreed to.

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner