

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 14, 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 February 14, 2018.

CALL TO ORDER

The meeting was called to order at 7:30 p.m.

ROLL CALL

Present:

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

Absent

Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum with all 7 Commissioners present.

APPROVAL OF MINUTES

- Special Meeting Minutes – January 10, 2018

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the Special Meeting minutes of January 10, 2018.

- Special Meeting Minutes – February 5, 2018

Upon a motion by Carol Noel, seconded by Paul Roczynski, the Commission **Voted (7-0)** to **approve** the Special Meeting minutes of February 5, 2018.

TEXT AMENDMENT: Under Section 712; proposed zoning text amendment to change “exterior parking” from an accessory use to a permitted use in the Business 4 (B-4) district.

Applicant: PEH II, LP

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above proposed text amendment with the condition that exterior parking is added as a Special Permit Use under Section 404.2, and refers to Section 209 Parking Regulations for specific standards. This amendment is effective March 7, 2018

PRELIMINARY AND FINAL SUBDIVISION: 171-221 Park Avenue – The addition of a new parcel line approximately twelve feet from the east side of the building located at 171 Park Avenue to create a new parcel separate from the 179-221 Park Avenue building.

Assessor’s Map-Lot: 26-326

Applicant: Park Avenue 171, LLC

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the waivers from the subdivision regulations as follows:

Section 4.6D Existing Site Conditions

1. Section 4.6D Existing Site Conditions
 - (2) Existing topographic contours extending 200 feet beyond the subdivision boundary. No new development or earthwork activities are proposed with this subdivision application.
 - (3) Other rights-of-way and easements within 200 feet of the subdivision boundaries. No rights-of-way or easements exist on the property and no additional development is proposed with this subdivision application.
 - (4) Drainage structures on the subdivision and within the 200 feet of its boundaries.
 - (5) Other utility structures within 200 feet of the subdivision boundaries. The utilities servicing the existing structures are shown. No additional development or utility construction is proposed with this subdivision application.
 - (6) Marshes, ponds, streams or similar conditions. No additional development or earthwork activities are proposed with this subdivision application.
 - (7) Seepage or Boring Data. No additional development or earthwork activities are proposed with this subdivision application.
2. Section 4.6E Proposed Site Conditions
 - (3) Proposed topographic contours. No additional development or earthwork activities are proposed with this subdivision application.
 - (5) Proposed storm water drainage system plan. No additional development, earthwork or storm drainage system construction activities are proposed with this subdivision application.
3. Section 5.0 A Submission of the Final Layout
 - (5) The Public Improvement and Utilities Plan and Profiles drawings.
 - (6) Letter from the Board of Education acknowledging the number of residential lots proposed. No additional residential lots area proposed with this subdivision application.
4. Section 5.4 H Final Layout Requirements General Information Required
 - (5) Proposed topographic contours of the area to be subdivided extending 100 feet beyond the subdivision boundary. No additional residential lots or earthwork activities are proposed with this subdivision application.

5. Section 5.4 K Final Layout Requirements Conservation Plan
 - (1-10) Erosion and Sedimentation Control Information. No earthwork activities or soil disturbance is proposed with this subdivision application.
6. Section 5.5F Final Layout Drainage System Requirements
 - (1-6) Drainage System Information. No additional development or drainage system construction is proposed with this subdivision application.
7. Section 8.7 Street Trees
 - (8.7A) Two shade and/or flowering trees shall be planted on the street frontage of all new lots. No new lots are proposed with this subdivision application.

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above preliminary and final subdivision application with the following conditions and waivers:

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. Plans should show monuments and/or lot pins to be installed at the lot corners of the new lot.

Section 4.6D Existing Site Conditions

1. Section 4.6D Existing Site Conditions
 - (2) Existing topographic contours extending 200 feet beyond the subdivision boundary. No new development or earthwork activities are proposed with this subdivision application.
 - (3) Other rights-of-way and easements within 200 feet of the subdivision boundaries. No rights-of-way or easements exist on the property and no additional development is proposed with this subdivision application.
 - (4) Drainage structures on the subdivision and within the 200 feet of its boundaries.
 - (5) Other utility structures within 200 feet of the subdivision boundaries. The utilities servicing the existing structures are shown. No additional development or utility construction is proposed with this subdivision application.
 - (6) Marshes, ponds, streams or similar conditions. No additional development or earthwork activities are proposed with this subdivision application.
 - (7) Seepage or Boring Data. No additional development or earthwork activities are proposed with this subdivision application.
2. Section 4.6E Proposed Site Conditions
 - (3) Proposed topographic contours. No additional development or earthwork activities are proposed with this subdivision application.
 - (5) Proposed storm water drainage system plan. No additional development, earthwork or storm drainage system construction activities are proposed with this subdivision application.
3. Section 5.0 A Submission of the Final Layout
 - (5) The Public Improvement and Utilities Plan and Profiles drawings.
 - (6) Letter from the Board of Education acknowledging the number of residential lots proposed. No additional residential lots area proposed with this subdivision application.

8. Section 5.4 H Final Layout Requirements General Information Required
 - (5) Proposed topographic contours of the area to be subdivided extending 100 feet beyond the subdivision boundary. No additional residential lots or earthwork activities are proposed with this subdivision application.
9. Section 5.4 K Final Layout Requirements Conservation Plan
 - (1-10) Erosion and Sedimentation Control Information. No earthwork activities or soil disturbance is proposed with this subdivision application.
10. Section 5.5F Final Layout Drainage System Requirements
(1-6) Drainage System Information. No additional development or drainage system construction is proposed with this subdivision application.
11. Section 8.7 Street Trees
(8.7A) Two shade and/or flowering trees shall be planted on the street frontage of all new lots. No new lots are proposed with this subdivision application.

SITE PLAN MODIFICATION: 400 Main Street – Under section 702; removal of two 50,000 gallon underground low sulfur diesel storage tanks and replacement with two 30,000 gallon above ground tanks with new mechanical and electrical infrastructure for “Pratt & Whitney”.

Assessor’s Map-Lot: 20-45

Applicant: James Wilkinson, McPrince LLC

Upon a motion by Carol Noel, seconded by Hank Pawlowski, 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.

SITE PLAN APPLICATION: 400 Governor Street – Under section 210.2.d; a request for a new wall sign totaling 111 sq. ft. on the south side of the building for “Governor’s Motorsports”.

Assessor’s Map-Lot: 5-53/54

Applicant: Darin Senna, Hartford Sign and Design

Upon a motion by John Ryan, seconded by Carol Noel, 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.

SITE PLAN MODIFICATION: 818-850 Silver Lane – Under section 702; façade renovation for the main building and east building including new horizontal aluminum metal siding, metal paneling, simulated wood fiber cement board, brick exterior insulation and finish system, and aluminum column covers.

Assessor's Map-Lot: 45-131

Applicant: Capital Studio Architects

Upon a motion by Carol Noel, seconded by John Ryan, 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. Signs shown on the plans are not part of the application.

SITE PLAN MODIFICATION: 794-810 Silver Lane – Under section 702; façade renovation including new alternating horizontal metal siding and simulated wood fiber cement board, wrapped canopy with aluminum trim, and new aluminum columns to match storefront.

Assessor's Map-Lot: 45-130

Applicant: Capital Studio Architects

Upon a motion by Travis Simpson, seconded by John Ryan, 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. Signs shown on the plans are not part of the application.
4. The bank drive through window on the side of the building is removed.
5. The sides and back of the building are repointed, power washed and maintained to current standards.

SITE PLAN MODIFICATION: 15 Mercer Avenue – Under section 702; reconstruction and expansion of an existing parking lot including new lighting, landscaping, and drainage for "Silver Lane School".

Assessor's Map-Lot: 23-174

Applicant: Town of East Hartford – Board of Education

Upon a motion by Carol Noel, seconded by Hank Pawlowski, 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. Silt sack for CB 1 does not line up.
4. Provide design details for outfall and swale.
5. Provide sizing information for rain gardens, how much storage is provided.

SOIL EROSION AND SEDIMENTATION APPLICATION: 15 Mercer Avenue – Under section 217; disturbance of approximately 65,600 sq. ft. of land for the reconstruction and expansion of the parking lot at “Silver Lane School”.

Assessor’s Map-Lot: 23-174

Applicant: Town of East Hartford – Board of Education

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above soil erosion and sedimentation control 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. Silt sack for CB 1 does not line up.
4. Provide design details for outfall and swale.
5. Provide sizing information for rain gardens, how much storage is provided.

SITE PLAN MODIFICATION: 69 Mercer Avenue – Under section 702; construction of a new twenty four space parking lot including lighting, landscaping, and drainage for “Elizabeth Shea Park”.

Assessor’s Map-Lot: 22-137

Applicant: East Hartford Board of Education

Upon a motion by Carol Noel, seconded by Travis Simpson, 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. Provide details of how the detention galleries were sized.

MISCELLANEOUS

None

ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner