

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
MAY 9, 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 May 9, 2018.

CALL TO ORDER

The meeting was called to order at 7:37 p.m.

ROLL CALL

Present:

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

Absent

Peter Bonzani, Chair
Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Vice Chair Ryan declared a quorum and that the Commission would be voting with 7 members, including Alternates Parkinson and Roczynski.

APPROVAL OF MINUTES

- Public Hearing Minutes – April 11, 2018

Upon a motion by Hank Pawlowski, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the Public Hearing minutes of April 11, 2018.

- Regular Meeting Minutes – April 11, 2018

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the Regular Meeting minutes of April 11, 2018.

SPECIAL USE PERMIT: 90 East River Drive – Under Section 404.2; construction of a new 142 space parking facility to provide additional parking for tenants of 99-101 East River Drive.

Assessor's Map-Lot: 5-1A

Applicant: Fremont Riverview LLC, c/o The Fremont Group, LLC

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (7-0)** 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 details and location of the proposed pedestrian crossing must be approved by the Town's Local Traffic Authority.
4. A Waiver of Claim is required for the tie in to the Town CB on East River Drive.
5. A Street Excavation Permit will be required for any work done within the Town's Right of Way or on any Town property.

SITE PLAN APPLICATION: 90 East River Drive – Under Section 702; construction of a new 142 space parking facility, including new drainage, lighting, and landscaping, to provide additional parking for tenants of 99-101 East River Drive.

Assessor's Map-Lot: 5-1A

Applicant: Fremont Riverview LLC, c/o The Fremont Group, LLC

Upon a motion by Travis Simpson, 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.
3. The details and location of the proposed pedestrian crossing must be approved by the Town's Local Traffic Authority.
4. A Waiver of Claim is required for the tie in to the Town CB on East River Drive.
5. A Street Excavation Permit will be required for any work done within the Town's Right of Way or on any Town property.

SOIL EROSION AND SEDIMENTATION APPLICATION: 90 East River Drive – Under section 217; disturbance of approximately 65,340 sq. ft. of land for construction of a new 142 space parking facility.

Assessor's Map-Lot: 5-1A

Applicant: Fremont Riverview LLC, c/o The Fremont Group, LLC

Upon a motion by Carol Noel, seconded by Hank Pawlowski, 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. Applicant to provide a financial guarantee in the amount of \$14,300.00.
4. The details and location of the proposed pedestrian crossing must be approved by the Town's Local Traffic Authority.
5. A Waiver of Claim is required for the tie in to the Town CB on East River Drive.
6. A Street Excavation Permit will be required for any work done within the Town's Right of Way or on any Town property.

SITE PLAN APPLICATION: 521 Connecticut Boulevard – Under Section 210.2.d; request for three business signs, including two channel letter wall signs and one pylon sign for "Hoffman Auto Body".

Assessor's Map-Lot: 5-6-8

Applicant: Bill Kallert, Hoffman Auto

Upon a motion by Travis Simpson, 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.

• **BOND RELEASES/REDUCTIONS/SETTING**

BOND SETTING: 90 East River Drive – Soil and erosion control bond for erosion control measures for parking lot construction.

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **set** the soil erosion and sedimentation control bond in the amount of \$14,300.00 for erosion control measures regarding the parking lot construction at 90 East River Drive.

MISCELLANEOUS

Town Planner Jeff Cormier reported that he provided a presentation at the Special Town Council Meeting held on April 25th regarding Places of Worship which showed the areas available in East Hartford where places of assembly (churches) could be located and the process for obtaining a special permit approval. He quoted from the minutes of that meeting: *“The Chair reiterated that the intent of this meeting was informational and educational only. The Town Council is not aware of, nor advocating for, any change in existing zoning ordinances related to places of worship.”*

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner