

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
JUNE 13, 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 June 13, 2018.

CALL TO ORDER

The meeting was called to order at 8:04 p.m.

ROLL CALL

Present:

John Ryan, Vice Chair
Carol Noel, Secretary
Travis Simpson
Valentine Povinelli
Henry Pawlowski
Stephen Roczynski, Alternate

Absent

Peter Bonzani, Chair
Susan Skowronek, Alternate
Angela Parkinson, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Vice Chair Ryan declared a quorum and that the Commission would be voting with 6 members, including Alternate Stephen Roczynski.

APPROVAL OF MINUTES

- Public Hearing Minutes – May 9, 2018

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **approve** the Public Hearing minutes of May 9, 2018.

- Regular Meeting Minutes – May 9, 2018

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (6-0)** to **approve** the Regular Meeting minutes of May 9, 2018.

SPECIAL USE PERMIT: 249-257 Silver Lane – Under Section 402.2; request for a new automobile filling station as an ancillary use to a proposed 5,000 sq. ft. grocery retail building for “Irving Oil”.

Assessor’s Map-Lot: 23-190, 23-167

Applicant: Irving Oil Marketing, Inc.

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (5-1 Nay: Pawlowski)** 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. A street excavation permit from the Town of East Hartford will be required for any work done on the sidewalk within the State Right of Way.
4. It appears that a construction stormwater general permit from CT DEEP may be required.
5. The parcels located at 249 and 257 Silver Lane are combined.
6. The drive through use is for a “sandwich shop restaurant” as indicated in the Traffic Impact and Access Study prepared by Greenman-Pedersen, Inc. for Irving Oil, and dated May 2018. Pursuant to Section 207.9, any change to the drive through use requires a modification to the special permit and a new application.
7. Appropriate directional signage, such as “Enter Only” be added to the one-way entrance to allow for safe vehicular access to the site.

SPECIAL USE PERMIT: 249-257 Silver Lane – Under Section 402.2.f; addition of a drive-through facility associated with the new grocery store and request for a reduction in the required number of drive through queuing spaces for “Irving Oil”.

Assessor’s Map-Lot: 23-190, 23-167

Applicant: Irving Oil Marketing, Inc.

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (5-1 Nay: Pawlowski)** 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. A street excavation permit from the Town of East Hartford will be required for any work done on the sidewalk within the State Right of Way.
4. It appears that a construction stormwater general permit from CT DEEP may be required.
5. The parcels located at 249 and 257 Silver Lane are combined.

6. The drive through use is for a “sandwich shop restaurant” as indicated in the Traffic Impact and Access Study prepared by Greenman-Pedersen, Inc. for Irving Oil, and dated May 2018. Pursuant to Section 207.9, any change to the drive through use requires a modification to the special permit and a new application.
7. Appropriate directional signage, such as “Enter Only” be added to the one-way entrance to allow for safe vehicular access to the site.

SITE PLAN APPLICATION: 249-257 Silver Lane – Under Section 702; construction of a 5,000 sq. ft. grocery retail building and fueling station including signage and associated site improvements for “Irving Oil”.

Assessor’s Map-Lot: 23-190, 23-167

Applicant: Irving Oil Marketing, Inc.

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (5-1 Nay: Pawlowski)** to **approve** the above site plan application with the following conditions:

1. Final plans are to be signed & 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. A street excavation permit from the Town of East Hartford will be required for any work done on the sidewalk within the State Right of Way.
4. It appears that a construction stormwater general permit from CT DEEP may be required.
5. The parcels located at 249 and 257 Silver Lane are combined.
6. The drive through use is for a “sandwich shop restaurant” as indicated in the Traffic Impact and Access Study prepared by Greenman-Pedersen, Inc. for Irving Oil, and dated May 2018. Pursuant to Section 207.9, any change to the drive through use requires a modification to the special permit and a new application.
7. Appropriate directional signage, such as “Enter Only” be added to the one-way entrance to allow for safe vehicular access to the site.

SOIL EROSION AND SEDIMENTATION APPLICATION: 249-257 Silver Lane – Under Section 217; disturbance of greater than 0.5 acres of land for the construction of a 5,000 sq. ft. grocery retail building and fueling station for “Irving Oil”.

Assessor’s Map-Lot: 23-190, 23-167

Applicant: Irving Oil Marketing, Inc.

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (5-1 Nay: Pawlowski)** to **approve** the above soil erosion & 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 \$21,000.00.

MAJOR FLOOD HAZARD DEVELOPMENT: 1, 6, 10 South Meadow Lane – Under Section 601; construction a 720 ft. long recreational walking trail consisting of a 10 ft. wide bituminous concrete trail, informational and directional signage, and concrete pads for benches.

Assessor's Map-Lot: 8-11, 8-12, 8-13

Applicant: Goodwin College, Inc.

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (6-0) 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: 1, 6, 10 South Meadow Lane – Under Section 702; construction a 720 ft. long recreational walking trail consisting of a 10 ft. wide bituminous concrete trail, informational and directional signage, and concrete pads for benches.

Assessor's Map-Lot: 8-11, 8-12, 8-13

Applicant: Goodwin College, Inc.

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (6-0) 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: 178-182 Roberts Street – Under Section 702; demolition and construction of a 29,346 sq. ft. building for manufacturing and retrofitting trucks for "Freightliner".

Assessor's Map-Lot: 35-45/51

Applicant: Borghesi Building and Engineering

Upon a motion by Hank Pawlowski, 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.
3. Show E&S measures on Site Plan.
4. Provide photometric plan showing 0.5 ft.-candles or less at all property lines.

SOIL EROSION AND SEDIMENTATION APPLICATION: 178-182 Roberts Street – Under Section 217; disturbance of approximately 83,391 sq. ft. of land for construction of a 29,346 sq. ft. building for manufacturing and retrofitting trucks for “Freightliner”.

Assessor’s Map-Lot: 35-45/51

Applicant: Borghesi Building and Engineering

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** 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 \$7,400.00.

SITE PLAN MODIFICATION: 1241 Burnside Avenue – Under Section 702; site modifications including ADA upgrades, regrading sidewalks and handicap parking stalls, restriping, new menu boards, and building façade for “McDonalds”.

Assessor’s Map-Lot: 69-76

Applicant: McDonald’s Corporation, c/o Bohler Engineering

Upon a motion by Carol Noel, 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.

BOND SETTINGS/REDUCTIONS/RELEASES

- **BOND SETTING:** 249-257 Silver Lane – Soil and erosion control bond in the amount of \$21,000 for construction of a 5,000 sq. ft. grocery retail building and accessory fueling station for “Irving Oil”.

Upon a motion by Travis Simpson, seconded by Stephen Roczynski, the Commission **Voted (5-1 Nay: Pawlowski)** to **set** the soil and erosion control bond in the amount of \$21,000.00 for construction of a 5,000 sq.ft. grocery retail building and accessory fueling station for Irving Oil at 249-257 Silver Lane.

- **BOND SETTING:** 178-182 Roberts Street – Soil and erosion control bond in the amount of \$7,400 for construction of a 29,346 sq. ft. building for manufacturing and retrofitting trucks for “Freightliner”.

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (6-0)** to **set** the soil and erosion control bond in the amount of \$7,400.00 for construction of a 29,346 sq.ft. building for manufacturing and retrofitting trucks for “Freightliner” 178-182 Roberts Street.

- **BOND RELEASE:** 311 Prestige Park Road – Site modification bond in the amount of \$77,110 for parking lot construction, landscaping, and stormwater drainage.

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (6-0)** to **postpone action** on this agenda item.

MISCELLANEOUS

Jeff Cormier, Town Planner, briefly reviewed the agenda items for the next meeting on June 27th. Additionally, he informed the Commissioners that Milone & MacBroom, the development consultants for the Silver Lane Advisory Committee, would attend the next P&Z meeting to present their market analysis of the Silver Lane Corridor and possible zone changes that could benefit development in that area.

ADJOURNMENT

The meeting adjourned at 8:35p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner