

**REGULAR SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
JUNE 27, 2018**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, 2<sup>nd</sup> Floor, Town Hall, 740 Main Street, East Hartford, Connecticut on June 27, 2018.

**CALL TO ORDER**

The meeting was called to order at 7:20 p.m.

**ROLL CALL**

**Present:**

Peter Bonzani, Chair  
John Ryan, Vice Chair  
Carol Noel, Secretary  
Travis Simpson  
Henry Pawlowski  
Stephen Roczynski  
Susan Skowronek, Alternate  
Angela Parkinson, Alternate

**Absent**

Valentine Povinelli

**Also Present:**

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 7 members, including Stephen Roczynski and Alternate Susan Skowronek.

**APPROVAL OF MINUTES**

- Public Hearing Minutes – June 13, 2018

Upon a motion by Hank Pawlowski, seconded by Travis Simpson, the Commission **Voted (7-0)** to **approve** the Public Hearing minutes of June 13, 2018.

- Regular Meeting Minutes – June 13, 2018

Upon a motion by Hank Pawlowski, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **approve** the Regular Meeting minutes of June 13, 2018.

**Silver Lane Advisory Committee presentation – Zoning**

Patrick Gallagher from Milone and MacBroom, the development consultants for the Silver Lane Advisory Committee, presented a market analysis of the Silver Lane Corridor and possible zone changes that could benefit development in that area. In the presentation, six priority goals were listed: (1) improve transportation; (2) enhance visual appeal of the Corridor; (3) increase residential development; (4) reposition obsolete land uses; (5) increase commercial or mixed-use development and (6) improve livability and quality of life.

**SPECIAL USE PERMIT:** 321 Pitkin Street (a.k.a. 111 Founders Plaza) – Under Section 207.9; modification to a previous special use permit to reconfigure existing offsite parking and add 78 spaces for 111 Founders Plaza office building.

Assessor's Map-Lot: 4-38C

Applicant: Merchant 99-111 Founders, LLC

Upon a motion by John Ryan, seconded by Susan Skowronek, 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. Eliminate parking area D. Demolition plans still show work to be done in this area. Remove all reference to work.

**SITE PLAN MODIFICATION:** 321-323 Pitkin Street (a.k.a. 111 Founders Plaza) – Under Section 702; reconfigure existing parking lot and add a total of approximately 100 new spaces, including drainage improvements and landscaping, for the 111 Founders Plaza office building.

Assessor's Map-Lot: 4-38, 4-38C

Applicant: Merchant 99-111 Founders, LLC

Upon a motion by John Ryan, 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. Eliminate parking area D. Demolition plans still show work to be done in this area. Remove all reference to work.

**SOIL EROSION AND SEDIMENTATION APPLICATION:** 321 Pitkin Street (a.k.a. 111 Founders Plaza) – Under Section 217; disturbance of approximately 49,600 sq. ft. of land for parking lot expansion for the 111 Founders Plaza office building.

Assessor's Map-Lot: 4-38C

Applicant: Merchant 99-111 Founders, LLC

Upon a motion by John Ryan, 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 \$8,500.00.

**SITE PLAN MODIFICATION:** 99 Ash Street – Under Section 702 and 210.2.d; approval of a lighting plan, exterior building façade, and sign package including a request to modify the ground sign height, area, and number of business wall signs for “Kia of East Hartford”.

Assessor's Map-Lot: 5-13

Applicant: Ash Street Holdings, LLC

*The Commission considered the “East Hartford” wall sign located on the front of the building to be a separate business sign, and not directional. The applicant presented a rendering of both the “Kia” and “East Hartford” wall signs combined to be considered as one wall sign. The Commission also indicated that the applicant shall submit any changes to the location of the rear wall signage to the Site Plan Review Committee for approval.*

Upon a motion by Travis Simpson, seconded by Susan Skowronek, 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:** 1140-1162 Burnside Avenue – Under Section 702; construction of a new single story 9,600 sq. ft. retail building located at the south east corner of the property and revised parking layout.

Assessor's Map-Lot: 59-175

Applicant: ONS Investments, LLC

Upon a motion by John Ryan, 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.

**SITE PLAN MODIFICATION:** 69 Leggett Street – Under Section 702; construction of a driveway and parking area on the north side of the property and reconstruction of the existing driveway and parking area on the south side of the property, including associated drainage improvements.

Assessor's Map-Lot: 38-2

Applicant: Leggett Street Realty, LLC

Upon a motion by Carol Noel, seconded by Susan Skowronek, 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.

**SOIL EROSION AND SEDIMENTATION APPLICATION:** 69 Leggett Street – Under Section 217; disturbance of approximately 70,600 sq. ft. of land for construction of a new parking area and reconstruction of the existing parking area.

Assessor's Map-Lot: 38-2

Applicant: Leggett Street Realty, LLC

Upon a motion by Carol Noel, seconded by Stephen Roczynski, 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 \$19,000.00.

**SITE PLAN MODIFICATION:** 99 East River Drive – Under Section 702; modification to existing telecommunications equipment including replacing 3 antennas and adding 3 new antennas on the roof for “Sprint”.

Assessor’s Map-Lot: 2-2/3

Applicant: Paul F. Sagristano

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. Antenna shall be painted to match the color of the building.

#### **BOND SETTINGS/REDUCTIONS/RELEASES**

- **BOND SETTING:** 321-323 Pitkin Street – Soil and erosion control bond for parking lot expansion and improvements for the 111 Founders Plaza office building.

Upon a motion by John Ryan, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **set** the soil and erosion control bond in the amount of \$8,500 for parking lot expansion and improvements for the 111 Founders Plaza office building at 321-323 Pitkin Street.

- **BOND SETTING:** 69 Leggett Street – Soil and erosion control bond for construction of a new parking area and reconstruction of the existing parking area.

Upon a motion by Carol Noel, seconded by Stephen Roczynski, the Commission **Voted (7-0)** to **set** the soil and erosion control bond in the amount of \$19,000 for construction of a new parking area and reconstruction of the existing parking area at 69 Leggett Street.

- **BOND RELEASE:** 311 Prestige Park Road – Site modification bond in the amount of \$7,000 for parking lot construction, landscaping, and stormwater drainage.

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **release** the site modification bond in the amount of \$7,000 for parking lot construction, landscaping and stormwater drainage.

- **BOND RELEASE:** 400 Main Street – Soil erosion and sedimentation control bond in the amount of \$350,000 for construction of the “Pratt & Whitney Engineering Building”.

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **release** the soil erosion and sedimentation control bond in the amount of \$350,000 for construction of the “Pratt & Whitney Engineering Building”.

## MISCELLANEOUS

- **C.G.S. 8-24 REFERRAL:** 13-17 Village Street – proposed transfer of an easement to an existing business for parking adjacent to the levee.

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **recommend approval** of the 8-24 referral of 13-17 Village Street – transfer of an easement to an existing business for parking adjacent to the levee.

- **C.G.S. 8-24 REFERRAL:** 41-43 Village Street – proposed purchase of the property to allow for the demolition of the single family house for slope and drainage improvements associated with the levee.

Upon a motion by Susan Skowronek, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **recommend approval** of the 8-24 referral of 41-43 Village Street – proposed purchase of the property to allow for the demolition of the single family house for slope and drainage improvements associated with the levee.

## ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner