

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 18, 2015**

A Regular Session Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on November 18, 2015.

CALL TO ORDER

The meeting was called to order at 8:08 PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Thomas Fitzgerald
Travis Simpson
Paul J. Roczynski
Valentine Povinelli

Absent

Kathleen Salemi, Secretary
John Ryan (Alternate)
Crystal Hernandez (Alternate)
Amy Sawyer (Alternate)

Also Present:

Jeffrey Cormier, Town Planner
Denise Horan, Town Engineer

Chair Bonzani declared a quorum and the Commission would be voting with 6 members.

APPROVAL OF MINUTES

- Design Review – October 14, 2015

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (6-0)** to **approve** the Design Review minutes for the October 14, 2015 meeting.

- Regular Session – October 14, 2015

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (6-0)** to **approve** the Regular Session minutes for the October 14, 2015 meeting.

2015 NOV 19 P 2:05
TOWN CLERK
EAST HARTFORD

Robert J. Peck

SPECIAL PERMIT USE APPLICATION – 19 Franklin Street; Under Sec. 403.2.a of the regulations for the establishment of an automobile repair garage named “The Shop.”

Assessor’s Map#26 Lot#210

Applicant: Nik Malapetsas

Upon a motion by Travis Simpson, seconded by Mary Whaples, the Commission **Voted (6-0) to approve** the above special permit use application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Applicant shall be limited to the site plan entitled “Malapetsas Associates LLC, 19 Franklin Street, East Hartford, Connecticut, Special Permit/Site Location Approval” having a scale of 1”=10’, dated October 15, 2015 and revised November 10, 2015, prepared by Design Professionals, 21 Jeffrey Drive, South Windsor, Connecticut, 06074, signed by Andrew J. Krar, L.S. Connecticut License No. 22052.
4. Approved plan shall not be modified for licensing purposes without written authorization from the East Hartford Planning and Zoning Commission.
5. Outside storage of inoperable, unregistered, or abandoned vehicles, as well as equipment and supplies utilized for automobile repair is not permitted on the subject site.
6. Any work performed within the Town’s Right of Way will require a Street Excavation Permit from the Engineering Department.

SITE LOCATION APPROVAL – 19 Franklin Street; Under C.G.S. Section 14-54 for the establishment of a limited repairers license for an automobile repair garage named “The Shop.”

Assessor’s Map#26 Lot#210

Applicant: Nik Malapetsas

Upon a motion by Paul Roczynski, seconded by Mary Whaples, the Commission **Voted (6-0) to approve** the above site location approval application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Applicant shall be limited to the site plan entitled “Malapetsas Associates LLC, 19 Franklin Street, East Hartford, Connecticut, Special Permit/Site Location Approval” having a scale of 1”=10’, dated October 15, 2015 and revised November 10, 2015, prepared by Design Professionals, 21 Jeffrey Drive, South Windsor, Connecticut, 06074, signed by Andrew J. Krar, L.S. Connecticut License No. 22052.
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5. Outside storage of inoperable, unregistered, or abandoned vehicles, as well as equipment and supplies utilized for automobile repair is not permitted on the subject site.
6. Any work performed within the Town’s Right of Way will require a Street Excavation Permit from the Engineering Department.

Financial Guarantee Releases/Reductions/Setting

- **208-250 Hills Street Subdivision - Reduction**

Upon a motion by Mary Whaples, seconded by Thomas Fitzgerald, the Commission **Voted (6-0)** to **approve** a reduction of the subdivision financial guarantee for 208-250 Hills Street in the amount of \$10,550.00, leaving a balance of \$9,500.00.

MISCELLANEOUS

- **2016 Meeting Schedule**

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (6-0)** to **approve** the 2016 meeting schedule for the Planning and Zoning Commission as presented.

- **Subdivision Sidewalks Memo from Corporation Counsel**

Town Planner Jeff Cormier reviewed a legal opinion from Corporation Counsel concerning the installation of sidewalks in a public right-of-way.

- **Zoning Regulation Updates**

Town Planner Jeff Cormier suggested examining the following four areas of the town's zoning regulations: (1) places of assembly; (2) parking requirements; (3) signs; (4) digital submission. He will prepare revisions for the Commission's review in the near future.

ADJOURNMENT

The meeting adjourned at 8:25 P.M.

Respectfully submitted,

Mary Whaples, Vice Chair