

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
APRIL 13, 2016**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on April 13, 2016.

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present:

Mary Whaples, Vice Chair
Travis Simpson
Valentine Povinelli
Paul J. Roczynski
John Ryan

Absent

Peter Bonzani, Chair
Kathleen Salemi, Secretary
Crystal Hernandez (Alternate)

Also Present:

Jeffrey Cormier, Town Planner
Denise Horan, Town Engineer

APPROVAL OF MINUTES

- Regular Meeting Minutes – March 9, 2016

Upon a motion by John Ryan, seconded by Val Povinelli, the Commission **Voted (3-0-2)** to **approve** the Regular Meeting minutes for the March 9, 2016 meeting. *Commissioners Roczynski and Simpson abstained due to their absence at the March 9th meeting.*

SITE PLAN APPLICATION: 110 Long Hill Drive A.K.A. Woodland School – Under Section 702, creation of six (6) new parking spaces adjacent to the front of the building and reconstruction of the existing paved parking lot.

Assessor's Map#59 Lot#87/89

Applicant: Albert Costa – Town of East Hartford Board of Education

Upon a motion by John Ryan, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above site plan 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. The provided detail of the bollard shows it being set in a concrete dumpster pad. The detail should be revised to show what is proposed for this application.
4. Determine what the infiltration rate will be for the storm drainage and show how this is used in calculations. Any perc tests taken will require the presence of a representative from the Engineering Department. The drainage design will have to be finalized prior to this department approving final plans.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 110 Long Hill Drive
A.K.A. Woodland School – Under Section 217, disturbance of approximately 68,940 sq. ft. of land for the reconstruction of the existing paved parking lot.

Assessor's Map#59 Lot#87/89

Applicant: Albert Costa – Town of East Hartford Board of Education

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (5-0)** to **approve** the above soil erosion and sedimentation control 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. The provided A-2 map needs to be certified.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 400 Main Street A.K.A.
United Technologies' Pratt & Whitney Division – Under Section 217, excavation and removal of approximately 4,000 cubic yards of contaminated soil adjacent to the Customer Training Center as required by Connecticut Department of Energy and Environmental Protection.

Assessor's Map#20 Lot#45

Applicant: United Technologies Corporation, Pratt & Whitney Division

Upon a motion by Val Povinelli, seconded by John Ryan, the Commission **Voted (5-0)** to **approve** the above soil erosion and sedimentation control 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 to provide erosion and sedimentation control Financial Guarantee in the amount of \$10,100.

SITE PLAN APPLICATION: 1259 Burnside Avenue – Under Section 702, site improvements including demolition and reconfiguration of the canopy/fuel dispensing area, parking area and stormwater management system, as well as building façade improvements for the existing “Food Bag/Citgo” gas station.

Assessor’s Map#69 Lot#71

Applicant: General Equities, Inc.

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above site plan 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.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 1259 Burnside Avenue – Under Section 217, disturbance of approximately 29,700 sq. ft. of land for parking area, stormwater system, and site improvements for the existing “Food Bag/Citgo” station.

Assessor’s Map#69 Lot#71

Applicant: General Equities, Inc.

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the above soil erosion and sedimentation control 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 to provide erosion and sedimentation control Financial Guarantee in the amount of \$13,100.

BOND RELEASES/REDUCTIONS/SETTING

BOND SETTING: 400 Main Street A.K.A. United Technologies’ Pratt & Whitney Division – Soil erosion and sedimentation control bond for excavation activities around the Customer Training Center in the amount of \$10,100.

Upon a motion by Val Povinelli, seconded by John Ryan, the Commission **Voted (5-0)** to **set** the above soil erosion and sedimentation control bond in the amount of \$10,100.

BOND SETTING: 1259 Burnside Avenue – Soil erosion and sedimentation control bond for parking area, stormwater system and site improvements for the “Food Bag/Citgo” station in the amount of \$13,100.

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (5-0)** to **set** the above soil erosion and sedimentation control bond in the amount of \$13,100.

BOND RELEASE: 400 Main Street A.K.A. United Technologies' Pratt & Whitney Division – Soil erosion and sedimentation control bond for pad prep work consisting of excavation and soil staging for the headquarters building in the amount of \$300,000.

Upon a motion by Paul Roczynski, seconded by John Ryan, the Commission **Voted (5-0)** to **postpone** action on this item until the May 11th meeting.

BOND REDUCTION: 270 Burnside Avenue – Site modification bond for a building addition.

Upon a motion by Paul Roczynski, seconded by John Ryan, the Commission **Voted (5-0)** to **postpone** action on this item until the May 11th meeting.

MISCELLANEOUS

Town Planner Jeff Cormier reviewed with the Commission the agenda items for the May meeting.

Commissioner Simpson inquired on the progress of the project known as “The Shops at Rentschler Field”.

ADJOURNMENT

The meeting adjourned at 7:55P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner