

**SPECIAL MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 17, 2016**

A Special Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on February 17, 2016.

**CALL TO ORDER**

The meeting was called to order at 6:00PM.

**ROLL CALL**

**Present:**

Peter Bonzani, Chair  
Mary Whaples, Vice Chair  
John Ryan, Alternate  
Valentine Povinelli  
Travis Simpson

**Absent**

Paul J. Roczynski  
Kathleen Salemi, Secretary  
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 5 members, including John Ryan, Alternate.

**APPROVAL OF MINUTES**

➤ Workshop Minutes – January 13, 2016

Upon a motion by Mary Whaples, seconded by John Ryan, the Commission **Voted (5-0)** to **approve** the Workshop minutes for the January 13, 2016 meeting.

➤ Regular Session Minutes – January 13, 2016

Upon a motion by Mary Whaples, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the regular session minutes for the January 13, 2016 meeting.

**SITE PLAN APPLICATION:** 869 Forbes Street AKA East Hartford High School – Under Section 702, Conversion of natural turf field to synthetic turf, façade improvements to the concession stand and ticket booths and associated track and site improvements.

Assessor's Map#44 Lot#5

Applicant: Timothy Bockus, Town of East Hartford

Upon a motion by Travis Simpson, seconded by John Ryan, 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. Provide an Engineer's report for the storm drainage. Demonstrate through the use of charts and tables that there will be no increase in storm water run-off from the site as a result of the proposed work.
4. The Commission strongly recommends the use of encapsulated, EPDM, or other higher grade infill instead of crumb rubber as the infill material for the synthetic turf field.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION:** 869 Forbes Street AKA East Hartford High School – Under Section 702, Conversion of natural turf field to synthetic turf, façade improvements to the concession stand and ticket booths and associated track and site improvements.

Assessor's Map#44 Lot#5

Applicant: Timothy Bockus, Town of East Hartford

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. Provide an Engineer's report for the storm drainage. Demonstrate through the use of charts and tables that there will be no increase in storm water run-off from the site as a result of the proposed work.
4. Provide a construction sequence as required in section 217.3.c. 6, 7 and 8 of the Zoning Regulations.

**SITE PLAN APPLICATION:** 101 Connecticut Boulevard – Under section 225 and 702, installation of twelve (12) new commercial wireless telecommunication antennas mounted to the roof and façade of the building.

Assessor's Map#13 Lot#105

Applicant: Cellco Partnership d/b/a Verizon Wireless

Upon a motion by Mary Whaples, seconded by Travis Simpson, 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. There appears to be a discrepancy in the location of the proposed condensing units as shown on sheets Z-1 and Z-2. Sheet Z-1 appears to show the proposed units located off the sidewalk while Z-2 shows the units on the sidewalk. Show the correct location of the proposed units on both sheets and demonstrate that any pedestrian/handicapped access to the building through the adjacent door will not be compromised.
4. The four (4) façade mounted antennas and any utility chases to be painted to match the color of the building.
5. Correct generator capacity on drawings to show 65KW, not 35KW.
6. Remove existing antennas by December 31, 2016.

**FLOOD HAZARD ZONE MINOR DEVELOPMENT:** 603-639 Main Street – Under section 601, MDC project for the installation of two water main access chambers and replacement of water main service on the west side of the street between 603-639 Main Street.

Applicant: The Metropolitan District Commission (MDC)

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (5-0)** to **approve** the above flood hazard zone minor development application with the following conditions and comments:

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 and/or Land Surveyor.
  - a. Activities involving the sidewalk in this area will require a Street Excavation Permit from the East Hartford Engineering Department. At the time a permit is applied for, the applicant will need to provide construction details including detail drawings demonstrating that work will conform to Town Standards.
  - b. Line assignment approval is pending subject to resolution of comments previously generated under a separate review memo. Note Tighe & Bond's letter dated 8/26/2015 refers to documentation not provided.
  - c. A final compiled work plan must be submitted to the Town for review and approval by the U.S. Army Corps of Engineers.

### **MISCELLANEOUS**

- **C.G.S.8-24 Referral:** 9-11 Moore Avenue – Sale of the property from the Town of East Hartford to Habitat for Humanity for the purpose of building a new residential building,

Upon a motion by Mary Whaples, seconded by John Ryan, the Commission **Voted (5-0)** to **recommend** that the Town Council approve the sale of 9-11 Moore Avenue to Habitat for Humanity.

- Proposed Text Amendment Discussion: Section 210, Sign Regulations – proposed text amendment to the application procedure for sign permits.

Jeff Cormier, Town Planner, reviewed the proposed revisions to section 210 regarding the process by which applicants apply for a sign permit.

- CT Federation of Planning and Zoning Agencies – Annual Conference March 17, 2016

Commissioners who would like to attend the annual conference should confirm with the Planner at the March 9<sup>th</sup> meeting.

## **ADJOURNMENT**

The meeting adjourned at 7:30 P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner