

EAST HARTFORD PLANNING AND ZONING COMMISSION
AUGUST 27, 2014
WORKSHOP SESSION MINUTES

A Workshop Session Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, Town Hall, 740 Main Street, East Hartford, Connecticut on August 27, 2014.

The meeting was called to order at 5:30 p.m.

ROLL CALL

PRESENT:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Valentine Povinelli, Jr.
Travis Simpson
John Ryan (Alternate)

ABSENT

Kathleen Salemi; Secretary
Thomas Fitzgerald
Paul J. Roczynski
Amy Sawyer (Alternate)
Crystal Hernandez (Alternate)

ALSO PRESENT

Michael Dayton, Town Planner

Chair Bonzani stated that there were 5 Commissioners in attendance, including Alternate John Ryan.

**DISCUSSION ON POTENTIAL NEW REGULATIONS REGARDING
COMMERCIAL/INDUSTRIAL USE OF METAL STORAGE CONTAINERS**

Mike Dayton, Town Planner, reviewed with the Commission how surrounding towns (Glastonbury, Manchester, South Windsor and Hartford) deal with this issue. It was noted that 35 property owners were sent letters by town staff indicating that they were not in compliance with zoning regulations.

Two property owners addressed the Commission on the necessity of having these containers.

It was the consensus of the Commission to have town staff draft regulations that would allow metal storage containers in zone B-3, provided that (1) no hazardous materials would be stored in such containers; (2) the owners of such containers would need to go through the permitting process, including site plan approval; (3) that fencing and/or landscaping would be required to obscure the view of the

containers from the street and neighboring properties; and (4) set-backs from the street and neighboring properties would be required.

A workshop will be held on September 24th @ 5:30p.m. in Council Chambers to further discuss this issue.

**DISCUSSION REGARDING POTENTIAL NEW REGULATIONS REGARDING SIGNS
ASSOCIATED WITH A NEW AUTOMOBILE DEALERSHIP**

Attorney Kleinman representing Hoffman Auto Group addressed the Commission on the need for additional signage at the dealership which would more effectively direct customers to the service center.

It was the consensus of the Commission to have town staff work with Attorney Kleinman to draft regulations which would allow directional signage at car dealerships.

MISCELLANEOUS

Wells Fargo Bank will replace the street trees in front of the property at 18 Main Street.

ADJOURNMENT

MOTION by Travis Simpson, seconded by John Ryan, to adjourn at 6:50 p.m.

Respectfully Submitted,

Michael J. Dayton
Town Planner