

CONNOR S. MARTIN
MAYOR



(860) 291-7300

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION

DEVELOPMENT
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

MEETING AGENDA

East Hartford Planning and Zoning Commission

HYBRID-TELECONFERENCE MEETING

January 10th, 2024 - 7:00 P.M.

COMMUNITY CULTURAL CENTER AUDITORIUM

50 CHAPMAN PLACE

EAST HARTFORD, CONNECTICUT

REMOTE MEETING DETAILS ARE INCLUDED ON THE LAST PAGE

1. CALL TO ORDER

PUBLIC HEARING

2. PUBLIC HEARING APPLICATIONS

- A. REGULATION AMENDMENT:** 475 East Hartford Blvd North, 501 East Hartford Blvd North, 595-645 East Hartford Blvd North, 695 East Hartford Blvd North, and 186 Brewer Street – Under Section 5.3 and 9.5; Application for a regulation amendment for an increase in permitted vehicular directional signage associated with the existing DDD-1 Master Plan.
Applicant: Darcie Roy
Assessor's Map/Lot: 33/5, 33/6, 33/7, 33/8, 31/3

Application Documents: [475 East Hartford Blvd North Application Documents](#)

- B. REGULATION AMENDMENT:** 400 Main Street – Under Section 5.3 and 9.5; Application for a regulation amendment for an increase in permitted vehicular directional signage associated with the existing DDD-1 Master Plan.
Applicant: Darcie Roy
Assessor's Map/Lot: 20/45

Application Documents: [400 Main Street Application Documents](#)

REGULAR MEETING

3. NEW BUSINESS

- A. REGULATION AMENDMENT:** 475 East Hartford Blvd North, 501 East Hartford Blvd North, 595-645 East Hartford Blvd North, 695 East Hartford Blvd North, and 186 Brewer Street – Under Section 5.3 and 9.5; Application for a regulation amendment for an increase in permitted vehicular directional signage associated with the existing DDD-1 Master Plan.
Applicant: Darcie Roy
Assessor’s Map/Lot: 33/5, 33/6, 33/7, 33/8, 31/3

Application Documents: [475 East Hartford Blvd North Application Documents](#)

- B. REGULATION AMENDMENT:** 400 Main Street – Under Section 5.3 and 9.5; Application for a regulation amendment for an increase in permitted vehicular directional signage associated with the existing DDD-1 Master Plan.
Applicant: Darcie Roy
Assessor’s Map/Lot: 20/45

Application Documents: [400 Main Street Application Documents](#)

4. MISCELLANEOUS

- A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT (POCD)**
- Summary of Findings from the November 28th, 2023 Public Workshop
 - Review of Vision, Goals, and Objectives of the 2024 POCD

Document Link: [Public Workshop Summary](#)

- B. 2024 PLANNING AND ZONING COMMISSION ELECTIONS:**
- Chairperson
 - Vice-Chairperson
 - Secretary
 - Regional Planning Commission Representative and Alternate

5. APPROVAL OF MINUTES

- A.** Planning and Zoning Commission Meeting Minutes – November 8th, 2023

Document Link: [November Meeting Minutes](#)

- B.** Planning and Zoning Commission Meeting Minutes – December 13th, 2023

Document Link: [December Meeting Minutes](#)

6. ADJOURNMENT

HOW TO ACCESS APPLICATION DOCUMENTS

1. Click the Link below the listed application for which you want to obtain documents.

A. SITE PLAN APPLICATION: 1-3 Oakland Avenue - Under Section 702 and Section 225; Site Plan Application for construction of nine (9) Commercial Wireless Telecommunication service antennas and associated equipment on existing commercial building.
Applicant: John Morrison
Assessor's Map/Lot: 26/203

[1-3 Oakland Avenue Application Documents](#)

Link





2. A webpage for the application will open within the Town of East Hartford Permitting system public portal.

The screenshot displays the Town of East Hartford Permitting system public portal. At the top, the town logo and name "Town of East Hartford, CT" are visible, along with "My Account" and "Search" options. The main heading is "Planning & Zoning Commission Application" with the application ID "PZC-23-3".

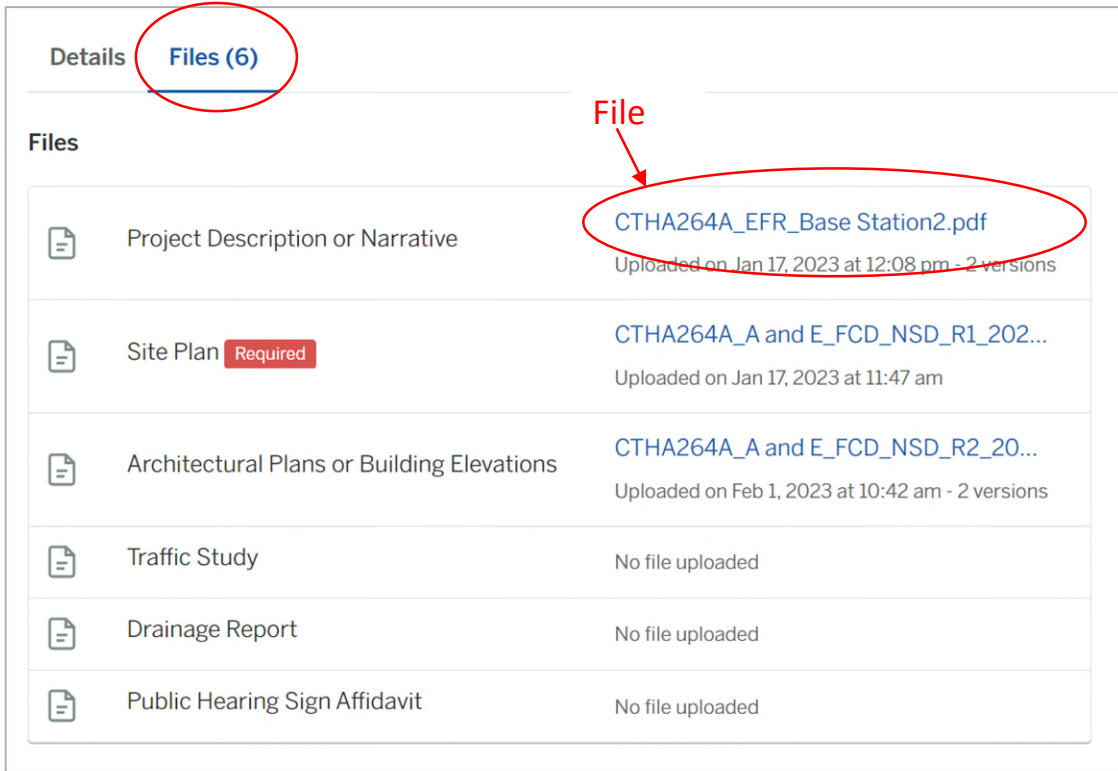
Key information includes:

- Applicant:** John Morrison
- Location:** 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108. A "View location details" link is provided.
- Map:** A map showing the location on Oakland Ave.
- Table:** A table with columns for "Created", "Status", and "Expires". The entry shows "Jan 17, 2023", "Active", and "--".
- Details:** A section titled "Details" with a sub-tab "Files (6)". It contains instructions: "Please select one. If you are submitting multiple applications, you will need to complete a **separate submission** for each application type." It also lists "Application Type * ①" as "Site Plan Application" and a question: "Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *".
- Documents:** A box titled "Documents" stating "No documents have been issued...".

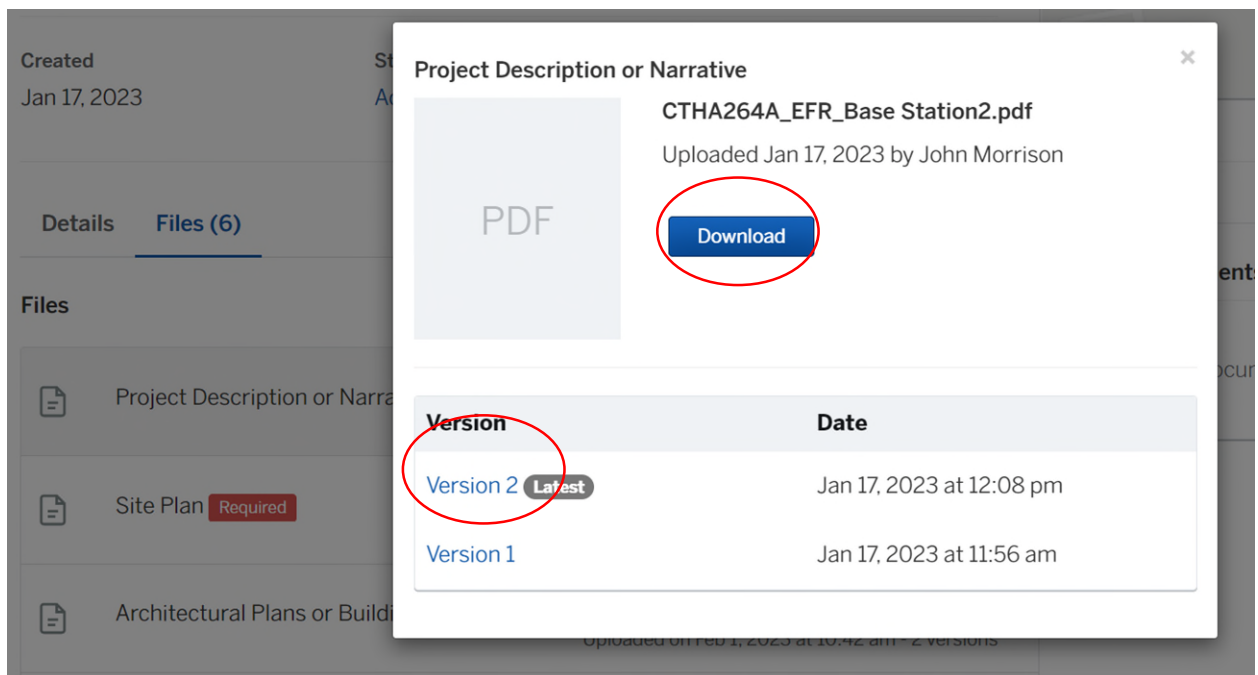
3. All submitted project information will display under the 'Details' Tab.

Details	Files (6)												
PLANNING & ZONING COMMISSION APPLICATION	<p>Please select one.</p> <p>If you are submitting multiple applications, you will need to complete a separate submission for each application type.</p> <p>Application Type * </p> <p>Site Plan Application</p> <p>Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *</p> <p>No</p>												
SITE AND PROJECT INFORMATION	<table><tr><td data-bbox="527 840 609 871">ZONE *</td><td data-bbox="1006 840 1315 871">ASSESSORS MAP AND LOT:</td></tr><tr><td data-bbox="527 882 576 913">B-3</td><td data-bbox="1006 882 1104 913">26/203</td></tr><tr><td colspan="2" data-bbox="527 966 917 997">PARCEL SIZE (ACRES OR SQ. FT.): *</td></tr><tr><td colspan="2" data-bbox="527 1008 592 1039">31.87</td></tr><tr><td colspan="2" data-bbox="527 1092 1315 1123">PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * </td></tr><tr><td colspan="2" data-bbox="527 1134 1315 1186">Install 9 new antennas and emergency generator on new conc slab.</td></tr></table>	ZONE *	ASSESSORS MAP AND LOT:	B-3	26/203	PARCEL SIZE (ACRES OR SQ. FT.): *		31.87		PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 		Install 9 new antennas and emergency generator on new conc slab.	
ZONE *	ASSESSORS MAP AND LOT:												
B-3	26/203												
PARCEL SIZE (ACRES OR SQ. FT.): *													
31.87													
PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 													
Install 9 new antennas and emergency generator on new conc slab.													

4. All submitted files including site plans and architectural plans can be found by clicking on the 'Files' tab. Click the individual files labeled in blue on right hand side of the window.



5. A new window will open. Click 'Download' to download the file or click the 'Latest Version' to open the document in a separate web browser page.



HOW TO JOIN THE MEETING REMOTELY

Option 1. Join by Computer - Microsoft Teams Meeting:

Select the “Click here to join the meeting” link below. You will be prompted to either continue within your web browser or open the meeting on the Microsoft Teams application (if installed).

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 278 221 686 221

Passcode: cDC7NY

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 929-235-8441,484276386#](#) United States, New York City

Phone Conference ID: 484 276 386#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

The meeting will also be recorded by **East Hartford Community Television**.

The recorded meetings will be shown on Comcast and Frontier on the Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter.

The meeting can also be streamed on <https://ehct.viebit.com> on Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter. The meeting can also be viewed “on-demand” on the same website.

Comcast channels 96 and 1090
Frontier channel 6018