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MAYOR



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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

February 14th, 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. SPECIAL PERMIT APPLICATION:** 32 Main Street – Under Section 3.2, 7.1, 9.3, and 9.4; Special permit and site plan application for construction of a 100' by 40' two-story building for use as a cannabis retailer and office with drive-through and associated signage.

Applicant: Joseph Sojka

Assessor's Map/Lot: 29/47

Application Documents: [32 Main Street Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 351 Burnham Street – Under Section 3.2, 9.3, and 9.4; Special permit and site plan application for a cannabis transporter use and construction of a 5,000 square foot building addition.

Applicant: Justin Frytz

Assessor's Map/Lot: 50/227

Application Documents: [351 Burnham Street Application Documents](#)

REGULAR MEETING

3. NEW BUSINESS

- A. SITE PLAN APPLICATION:** 805 Main Street – Under Section 7.1; Site plan application for installation of two wall signs and one ground sign associated with the Bank of America business.

Applicant: Tracey Diehl

Map/Lot: 13/82

Application Documents: [805 Main Street Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 32 Main Street – Under Section 3.2, 7.1, 9.3, and 9.4; Special permit and site plan application for construction of a 100' by 40' two-story building for use as a cannabis retailer and office with drive-through and associated signage.

Applicant: Joseph Sojka

Assessor's Map/Lot: 29/47

Application Documents: [32 Main Street Application Documents](#)

- C. SPECIAL PERMIT APPLICATION:** 351 Burnham Street – Under Section 3.2, 9.3, and 9.4; Special permit and site plan application for a cannabis transporter use and construction of a 5,000 square foot building addition.

Applicant: Justin Frytz

Assessor's Map/Lot: 50/227

Application Documents: [351 Burnham Street Application Documents](#)

4. MISCELLANEOUS

- A. PRE-APPLICATION REVIEW:** 351 Silver Lane – Under Section 5.7.D; Pre-application review of Planned Development District-3 proposal for a mixed-use building.

Applicant: Luke Mauro

Assessor's Map/Lot: 23/83

- B. 2024 PLAN OF CONSERVATION AND DEVELOPMENT (POCD):** Review Draft Chapters -

1. Introduction and Regional Context
2. Demographics
10. Historic and Cultural Resources

- C. 2024 PLANNING AND ZONING COMMISSION ELECTIONS:**

- Chairperson
- Vice-Chairperson
- Secretary
- Regional Planning Commission Representative and Alternate

- D. **REQUEST FOR INTERPRETATION OF THE ZONING REGULATIONS:** Planning and Zoning Commission Staff request for interpretation of Zoning Regulations Section 5.6.B – Mobile Home Park Standards.
- E. **8-24 REFERRAL:** Sale of 860 Main Street (Map/Lot 13/333) to Parker Benjamin Real Estate Services, LLC.

5. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Meeting Minutes – January 10th, 2024

Document Link: [January 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".

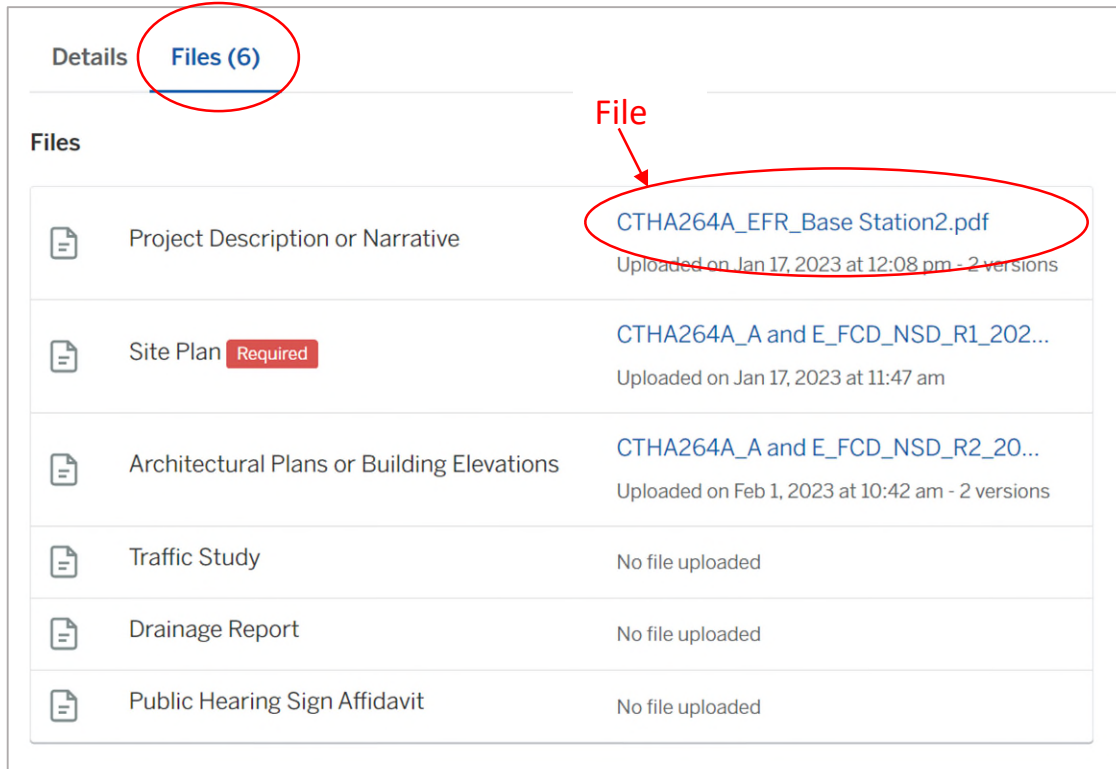
Key information includes:

- 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 row shows "Jan 17, 2023", "Active", and "--".
- Details:** A section titled "Details" with a sub-tab "Files (6)". It contains the text: "Please select one. If you are submitting multiple applications, you will need to complete a **separate submission** for each application type." Below this, it lists "Application Type * ①" as "Site Plan Application".
- Documents:** A box titled "Documents" stating "No documents have been issued..."
- Footer:** A question: "Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *

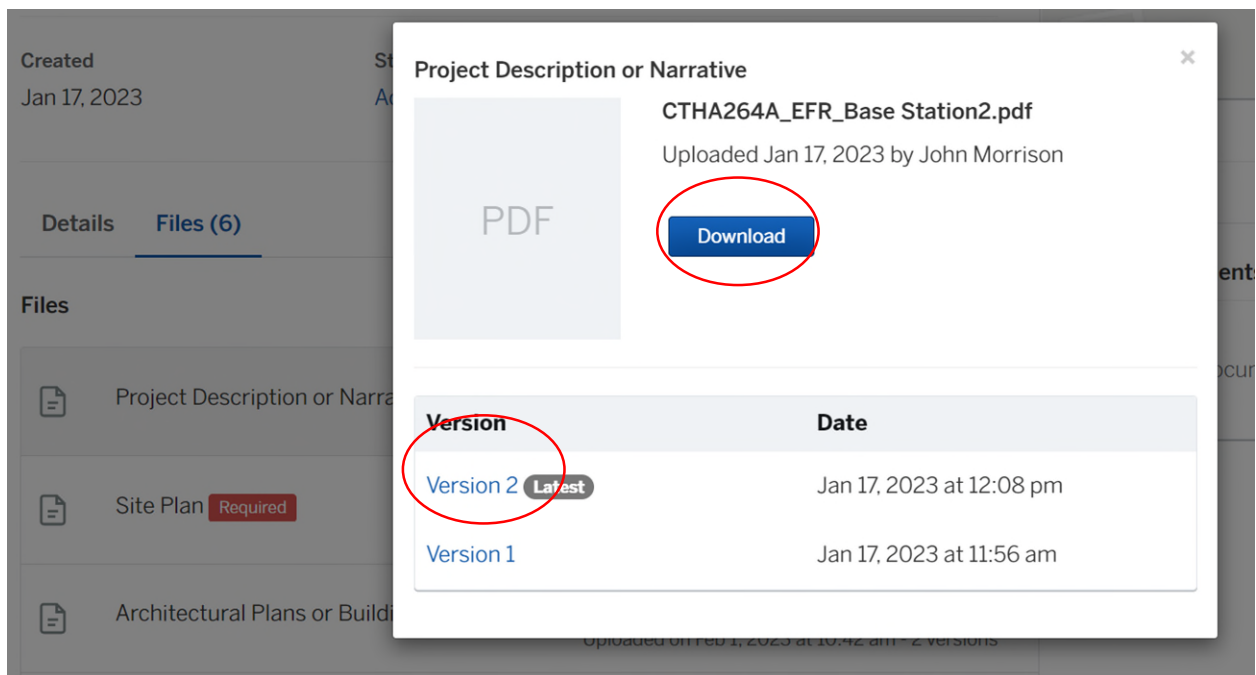
3. All submitted project information will display under the 'Details' Tab.

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	ZONE * B-3	ASSESSORS MAP AND LOT: 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: 287 875 416 241

Passcode: foMU9L

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

Option 2. Join by Phone

You can phone in using the call in number and Conference ID below

Or call in (audio only)

[+1 929-235-8441,,367037127#](#) United States, New York City

Phone Conference ID: 367 037 127#

[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