MICHAEL P. WALSH

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 MARCH 8, 2023 - 7:00 P.M. COMMUNITY CULTURAL CENTER CONFERENCE ROOM #105

50 CHAPMAN PLACE
EAST HARTFORD, CONNECTICUT
REMOTE MEETING DETAILS ARE INCLUDED ON THE LAST PAGE

1. CALL TO ORDER

# **PUBLIC HEARING**

- 1. PUBLIC HEARING APPLICATIONS
  - A. ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1). Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Brian Zelman

Application Documents: PDD1 Text Amendment

**B. SPECIAL PERMIT APPLICATION:** 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and warehousing facility.

Assessor's Map/Lot: 37/45 Applicant: Amin Haidary

Application Documents: 275 Park Avenue Special Permit

C. ZONING TEXT AMENDMENT: Under Section 711; Text Amendment Application for creation of new regulations section 3.2.L.5. to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D. Applicant: Town of East Hartford Planning and Zoning Commission

Application Documents: B-2 / B-5 Text Amendment

# **REGULAR MEETING**

#### 2. NEW BUSINESS

**A. SITE PLAN APPLICATION**: 179 Burnham Street – Under Section 705; Site Plan Application for expansion of existing parking and access drive to Eastern Park Road.

Assessor's Map/Lot: 39/58

Applicant: Indian River Road Associates, LLC

Application Documents: 179 Burnham Site Plan

**B. ZONING TEXT AMENDMENT:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1).

Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Brian Zelman

Application Documents: PDD1 Text Amendment

**C. SPECIAL PERMIT APPLICATION:** 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and

warehousing facility.
Assessor's Map/Lot: 37/45
Applicant: Amin Haidary

Application Documents: 275 Park Avenue Special Permit

D. ZONING TEXT AMENDMENT: Under Section 711; Text Amendment Application for creation of new regulations section '3.2.L.5.' to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D. Applicant: Town of East Hartford Planning and Zoning Commission

Application Documents: <u>B-2 / B-5 Text Amendment</u>

### 3. MISCELLANEOUS

**A. DRAFT AFFORDABLE HOUSING PLAN:** Planning and Zoning Commission discussion of new special meeting time.

Document Link: <u>Draft Affordable Housing Plan</u>

# 4. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting Minutes – February 8, 2023

Document Link: February 8th, PZC Minutes

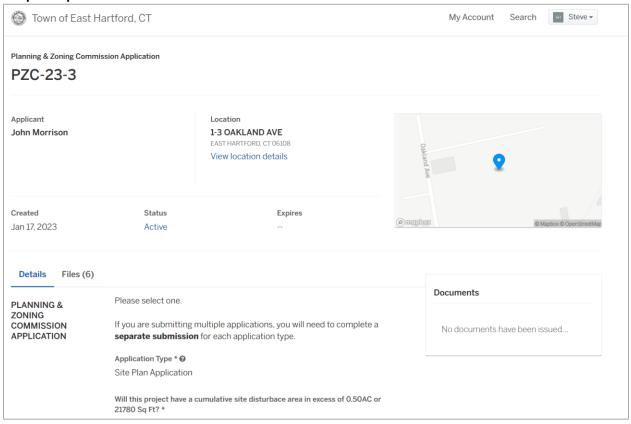
#### 5. ADJOURNMENT

# **HOW TO ACCESS APPLICATION DOCUMENTS**

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



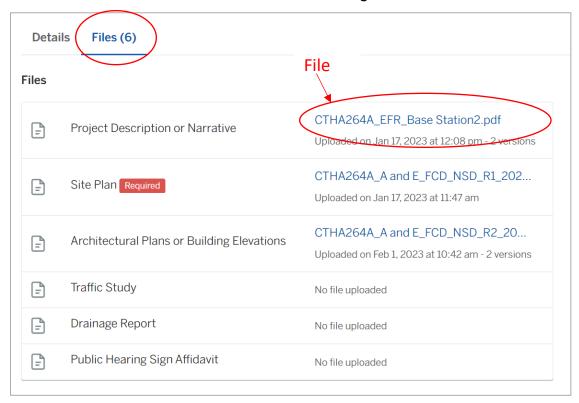
2. A webpage for the application will open within the Town of East Hartford Permitting system public portal.



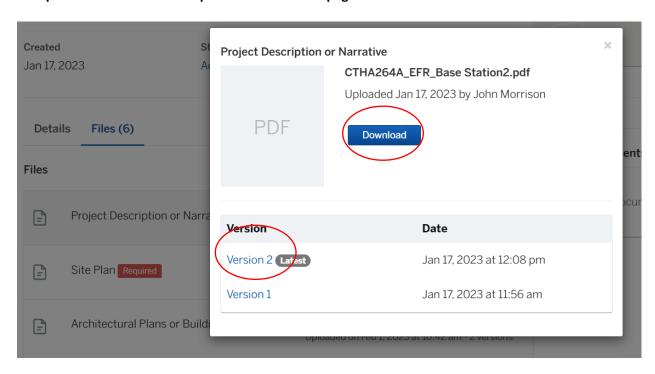
# 3. All submitted project information will display under the 'Details' Tab.

Details Files (6	)				
PLANNING & ZONING	Please select one.				
COMMISSION APPLICATION	If you are submitting multiple applications, you will need to complete a <b>separate submission</b> for each application type.				
	Application Type * ② Site Plan Application  Will this project have a cumulative site disturbace area in excess of 0.50AC or 21780 Sq Ft? *				
				No	
			SITE AND	ZONE *	ASSESSORS MAP AND LOT:
PROJECT INFORMATION	B-3	26/203			
	PARCEL SIZE (ACRES OR SQ. FT.): *				
	31.87				
	PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 2				
	Install 9 new antennas a	nd emergancy 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).

# Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 292 986 320 376 Passcode: NPERJ2

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)

<u>+1 929-235-8441,,158471999#</u> United States, New York City

Phone Conference ID: 158 471 999#

Find a local number | Reset PIN

<u>Learn More</u> | <u>Meeting options</u>

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 <a href="https://ehct.viebit.com">https://ehct.viebit.com</a> 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