

CONNOR S. MARTIN
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

March 13th, 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. ZONE CHANGE APPLICATION AND REGULATION AMENDMENT APPLICATION FOR PLANNED DEVELOPMENT DISTRICT MASTER PLAN:** Under Section 9.5, 9.6, and 5.7; Application for Zone Change and Regulation Amendment to establish the PDD-2 Master Plan and Zoning District located at 81 and 87 Main Street.

Applicant: Sergei Gerasimov
Assessor's Map/Lot: 29/66, 29/67

Application Documents: [81-87 Main Street Text Amendment Application Documents](#)
[81-87 Main Street Zone Change Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 500 Main Street – Under Section 3.2, 9.3, and 9.4; Application for a Special Permit for a cannabis retailer use in an existing building and associated site improvements.

Applicant: Andrew Simonow
Assessor's Map/Lot: 11/32

Application Documents: [500 Main Street Application Documents](#)

REGULAR MEETING

3. NEW BUSINESS

- A. ZONE CHANGE APPLICATION AND REGULATION AMENDMENT APPLICATION FOR PLANNED DEVELOPMENT DISTRICT MASTER PLAN:** Under Section 9.5, 9.6, and 5.7; Application for Zone Change and Regulation Amendment to establish the PDD-2 Master Plan and Zoning District located at 81 and 87 Main Street.

Applicant: Sergei Gerasimov
Assessor's Map/Lot: 29/66, 29/67

Application Documents: [81-87 Main Street Text Amendment Application Documents](#)
[81-87 Main Street Zone Change Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 500 Main Street – Under Section 3.2, 9.3, and 9.4; Application for a Special Permit for a cannabis retailer use in an existing building and associated site improvements.

Applicant: Andrew Simonow
Assessor's Map/Lot: 11/32

Application Documents: [500 Main Street Application Documents](#)

4. OLD BUSINESS

- A. 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](#)

5. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Meeting Minutes – February 14th, 2024**

Document Link: [February 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".

Applicant information: John Morrison. Location: 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108. A map shows the location on Oakland Ave. A "View location details" link is provided.

Created	Status	Expires
Jan 17, 2023	Active	--

Details | Files (6)

PLANNING & ZONING COMMISSION APPLICATION

Please select one.

If you are submitting multiple applications, you will need to complete a **separate submission** for each application type.

Application Type *



Site Plan Application

Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *

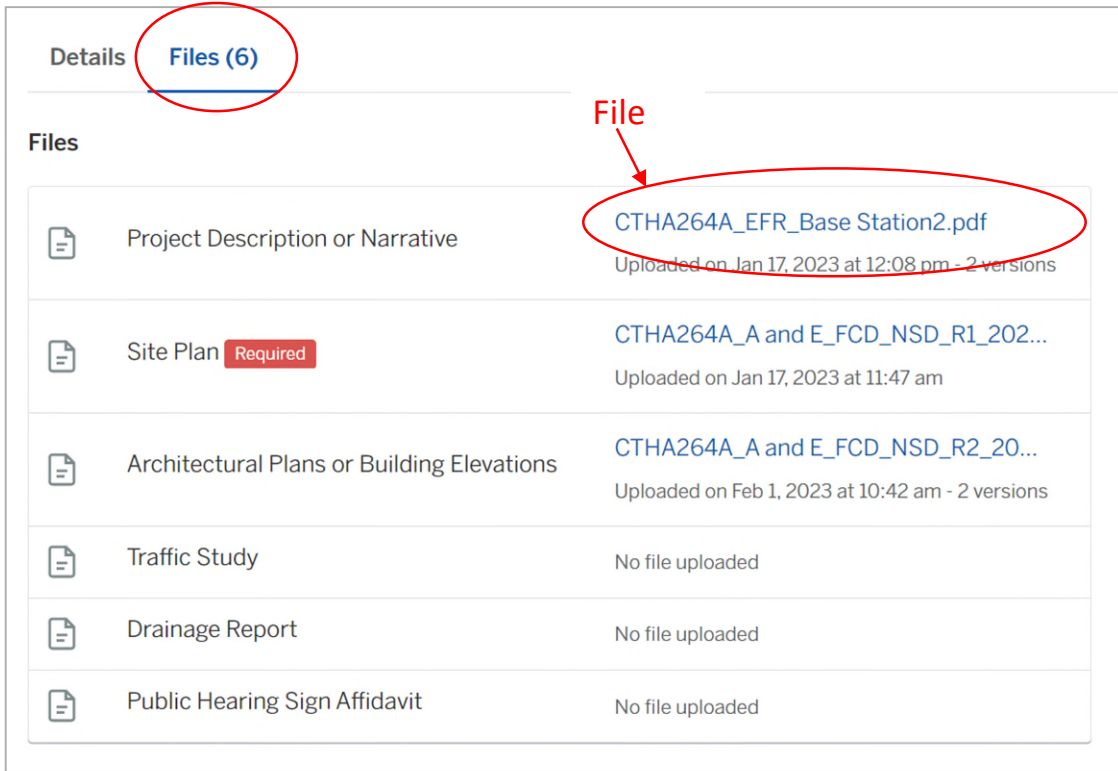
Documents

No documents have been issued...

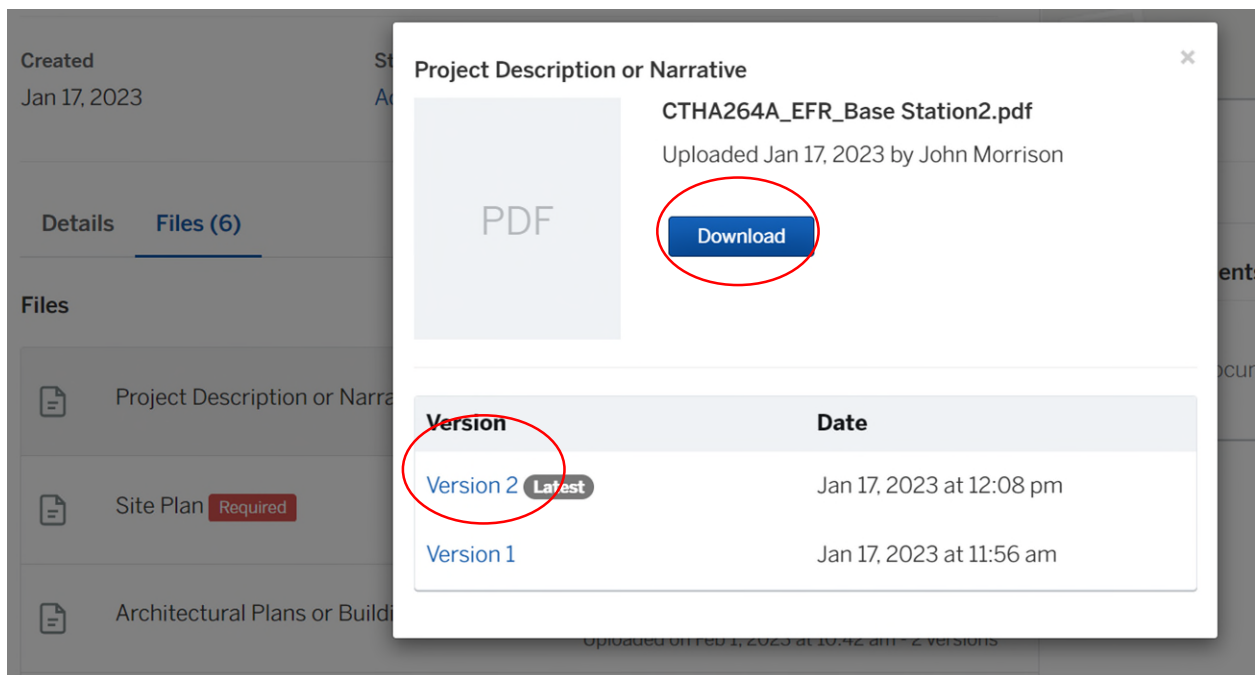
3. All submitted project information will display under the 'Details' Tab.

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	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: 294 353 302 177

Passcode: W9pBVE

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

Option 2. Join by Phone

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

Call in (audio only)

[+1 929-235-8441,,388256522#](#) United States, New York City

Phone Conference ID: 388 256 522#

[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