

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

April 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. 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-3 Master Plan and Zoning District located at 351 Silver Lane.

Applicant: Nam Hue 351 LLC
Assessor's Map/Lot: 23/83

Application Documents: [351 Silver Lane Text Amendment Application Documents](#)
[351 Silver Lane Zone Change Application Documents](#)

B. SPECIAL PERMIT APPLICATION: 763 Burnside Avenue - Under Section 9.3, 9.4, and 8.2;
Application for the utilization of the existing school office building for professional and medical office use.

Applicant: Solomon McLarney
Map/Lot: 47/65A

Application Documents: [763 Burnside Avenue Application Documents](#)

C. SPECIAL PERMIT APPLICATION: 79 George Street - Under Section 9.3, 9.4, and 3.2;
Application for an automobile service garage within the existing building.

Applicant: David Facchini
Map/Lot: 6/72/82

Application Documents: [79 George Street Application Documents](#)

- D. SPECIAL PERMIT APPLICATION:** 101 Kingston Drive - Under Section 9.4 and 2.3; Application for the construction of a 520 square foot detached accessory dwelling unit.

Applicant: Kenneth Alberts
Map/Lot: 65/345

Application Documents: [101 Kingston Drive Application Documents](#)

- E. SPECIAL PERMIT APPLICATION:** 117 Burnside Avenue - Under Section 9.3, 9.4, and 2.3; Application for the construction of a +/- 1,000 square foot building addition and parking lot improvements for D'Addarios automobile service garage.

Applicant: Capital Studio Architects, LLC.
Map/Lot: 25/316

Application Documents: [117 Burnside Avenue Application Documents](#)

REGULAR MEETING

3. NEW BUSINESS

- A. SITE PLAN APPLICATION:** Under Section 7.1 and 9.3; Application for the installation of three wall signs associated with the Apna Bazaar grocery store.

Applicant: Ken DeTulio
Assessor's Map/Lot: 39/111

Application Documents: [265 Ellington Road Application Documents](#)

- B. SITE PLAN APPLICATION:** Under Section 5.7 and 9.3; Application for the construction of two multi-family residential buildings consisting of twenty two-bedroom units total and associated site improvements at 81 & 87 Main Street, in accordance with the PDD-2 Master Plan.

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

Application Documents: [81-87 Main Street Application Documents](#)

- C. 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-3 Master Plan and Zoning District located at 351 Silver Lane.

Applicant: Nam Hue 351 LLC
Assessor's Map/Lot: 23/83

Application Documents: [351 Silver Lane Text Amendment Application Documents](#)
[351 Silver Lane Zone Change Application Documents](#)

- F. SPECIAL PERMIT APPLICATION:** 763 Burnside Avenue - Under Section 9.3, 9.4, and 8.2; Application for the utilization of the existing school office building for professional and medical office use.

Applicant: Solomon McLarney
Map/Lot: 47/65A

Application Documents: [763 Burnside Avenue Application Documents](#)

- G. SPECIAL PERMIT APPLICATION:** 79 George Street - Under Section 9.3, 9.4, and 3.2; Application for an automobile service garage within the existing building.

Applicant: David Facchini
Map/Lot: 6/72/82

Application Documents: [79 George Street Application Documents](#)

- H. SPECIAL PERMIT APPLICATION:** 101 Kingston Drive - Under Section 9.4 and 2.3; Application for the construction of a 520 square foot detached accessory dwelling unit.

Applicant: Kenneth Alberts
Map/Lot: 65/345

Application Documents: [101 Kingston Drive Application Documents](#)

- I. SPECIAL PERMIT APPLICATION:** 117 Burnside Avenue - Under Section 9.3, 9.4, and 2.3; Application for the construction of a +/- 1,000 square foot building addition and parking lot improvements for D'Addarios automobile service garage.

Applicant: Capital Studio Architects, LLC.
Map/Lot: 25/316

Application Documents: [117 Burnside Avenue Application Documents](#)

4. APPROVAL OF MINUTES

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

Document Link: [April Meeting Minutes](#)

- B.** Planning and Zoning Commission Special Meeting Minutes – April 17th, 2024

Document Link: [Special Meeting Minutes](#)

5. MISCELLANEOUS

- A. Upcoming POCD Special Meeting- May 15th at 7:00pm

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 "Files (6)" also visible) containing:
 - PLANNING & ZONING COMMISSION APPLICATION**
 - Text: "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
 - Text: "Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *"
- Documents:** A box indicating "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.

Details **Files (6)**

Files

	Project Description or Narrative	CTHA264A_EFR_Base Station2.pdf Uploaded on Jan 17, 2023 at 12:08 pm - 2 versions
	Site Plan Required	CTHA264A_A and E_FCD_NSD_R1_202... Uploaded on Jan 17, 2023 at 11:47 am
	Architectural Plans or Building Elevations	CTHA264A_A and E_FCD_NSD_R2_20... Uploaded on Feb 1, 2023 at 10:42 am - 2 versions
	Traffic Study	No file uploaded
	Drainage Report	No file uploaded
	Public Hearing Sign Affidavit	No file uploaded

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.

Created
Jan 17, 2023

Details **Files (6)**

Files

Project Description or Narrative

CTHA264A_EFR_Base Station2.pdf
Uploaded Jan 17, 2023 by John Morrison

PDF

Download

Version	Date
Version 2 Latest	Jan 17, 2023 at 12:08 pm
Version 1	Jan 17, 2023 at 11:56 am

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 [Need help?](#)

[Join the meeting now](#)

Meeting ID: 290 690 929 183

Passcode: eNRKsG

Dial in by phone

[+1 929-235-8441,440985759#](tel:+19292358441440985759) United States, New York City

[Find a local number](#)

Phone conference ID: 440 985 759#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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