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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

June 14th, 2023 - 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

1. PUBLIC HEARING APPLICATIONS

- A. SPECIAL PERMIT APPLICATION:** 470 Main Street – Under Section 3.2; Application for Special Permit for the modification of the existing car wash facility including the removal and relocation of car vacuums and the reconfiguration of egress and ingress locations on Lilac Street.

Applicant: Richard Breski

Assessor's Map/Lot: 11/81

Application Documents: [470 Main Street Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 1120 Silver Lane – Under Section 2.3; Application for Special Permit the construction of a 15' by 30' accessory storage building for the existing church.

Applicant: Lister Regis

Assessor's Map/Lot: 57/2

Application Documents: [1120 Silver Lane Application Documents](#)

- C. ZONING TEXT AMENDMENT:** Under Section 9.5; Application for a Zoning Regulation Amendment to revise Section 3.2.A. Business Zones Permitted Uses and Section 6.4 Retail Related Use Provisions to permit Cannabis Retailers and Hybrid Retailers in the B-1 and B-2 Business Zones by Special Permit and revise Retail Related Use Provisions pertaining Cannabis Retailers and Hybrid Retailers.
Applicant: East Hartford Planning and Zoning Commission

Application Documents: [Cannabis Retail Text Amendment Application Documents](#)

REGULAR MEETING

2. NEW BUSINESS

- A. SITE PLAN APPLICATION:** 417 Main Street - Under Section 7.1; Application for a Site Plan for updated signage for Goodwin University offices and operations at 417 Main Street including an increase in vehicular and pedestrian directional signage.
Applicant: Christopher Adams
Assessor's Map/Lot: 10/112

Application Documents: [417 Main Street Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 470 Main Street – Under Section 3.2; Application for Special Permit for the modification of the existing car wash facility including the removal and relocation of car vacuums and the reconfiguration of egress and ingress locations on Lilac Street.
Applicant: Richard Breski
Assessor's Map/Lot: 11/81

Application Documents: [470 Main Street Application Documents](#)

- C. SPECIAL PERMIT APPLICATION:** 1120 Silver Lane – Under Section 2.3; Application for Special Permit the construction of a 15' by 30' accessory storage building for the existing church.
Applicant: Lister Regis
Assessor's Map/Lot: 57/2

Application Documents: [1120 Silver Lane Application Documents](#)

- D. ZONING TEXT AMENDMENT:** Under Section 9.5; Application for a Regulation Amendment to revise Section 3.2.A. Business Zones Permitted Uses and Section 6.4 Retail Related Use Provisions to permit Cannabis Retailers and Hybrid Retailers in the B-1 and B-2 Business Zones by Special Permit and revise Retail Related Use Provisions pertaining Cannabis Retailers and Hybrid Retailers.
Applicant: East Hartford Planning and Zoning Commission

Application Documents: [Cannabis Retail Text Amendment Application Documents](#)

3. MISCELLANEOUS

A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE: Town Staff is currently drafting a finalized contract with BFJ Planning firm. The preliminary stages of its rewrite is expected to begin within the next month or so.

B. ADOPTION OF AFFORDABLE HOUSING PLAN: The final draft of the has been reviewed by the Planning and Zoning Commission and Town Council and posted to the Town’s website.

Document Link: [Final Draft of Affordable Housing Plan](#)

4. APPROVAL OF MINUTES

A. Planning and Zoning Commission Special Meeting Minutes – May 10th, 2023

Document Link: [May Meeting Minutes](#)

5. 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 shows the Town of East Hartford Permitting system public portal. At the top, there is a navigation bar with the town logo, the name "Town of East Hartford, CT", and user options for "My Account", "Search", and a user profile for "Steve". Below the navigation bar, the page title is "Planning & Zoning Commission Application" followed by the application ID "PZC-23-3".

The main content area is divided into several sections:

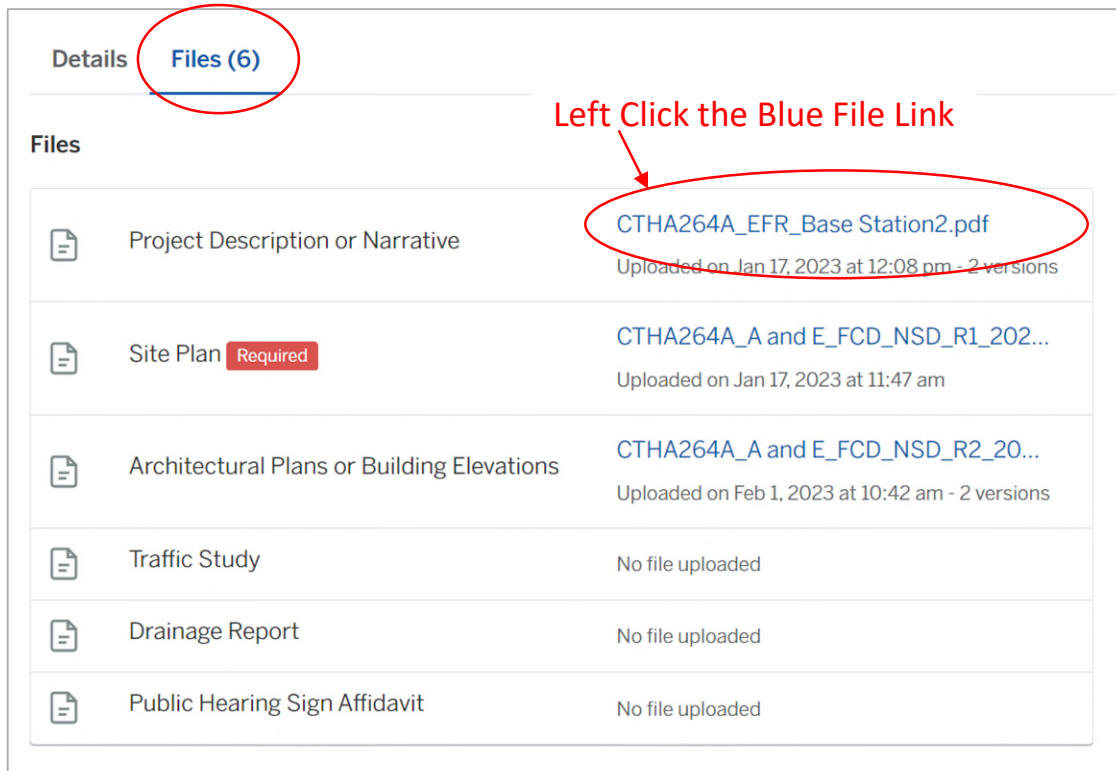
- Applicant:** John Morrison
- Location:** 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108. A "View location details" link is provided. To the right is a map showing the location on Oakland Ave.
- Table:** A table with columns for "Created", "Status", and "Expires". The row shows "Jan 17, 2023", "Active", and "--".
- Details:** A section with tabs for "Details" and "Files (6)". Under "Details", it says "Please select one." and "If you are submitting multiple applications, you will need to complete a **separate submission** for each application type." It also shows "Application Type * ⓘ" as "Site Plan Application".
- Documents:** A box titled "Documents" containing the text "No documents have been issued..."

At the bottom of the details section, there is a question: "Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *"

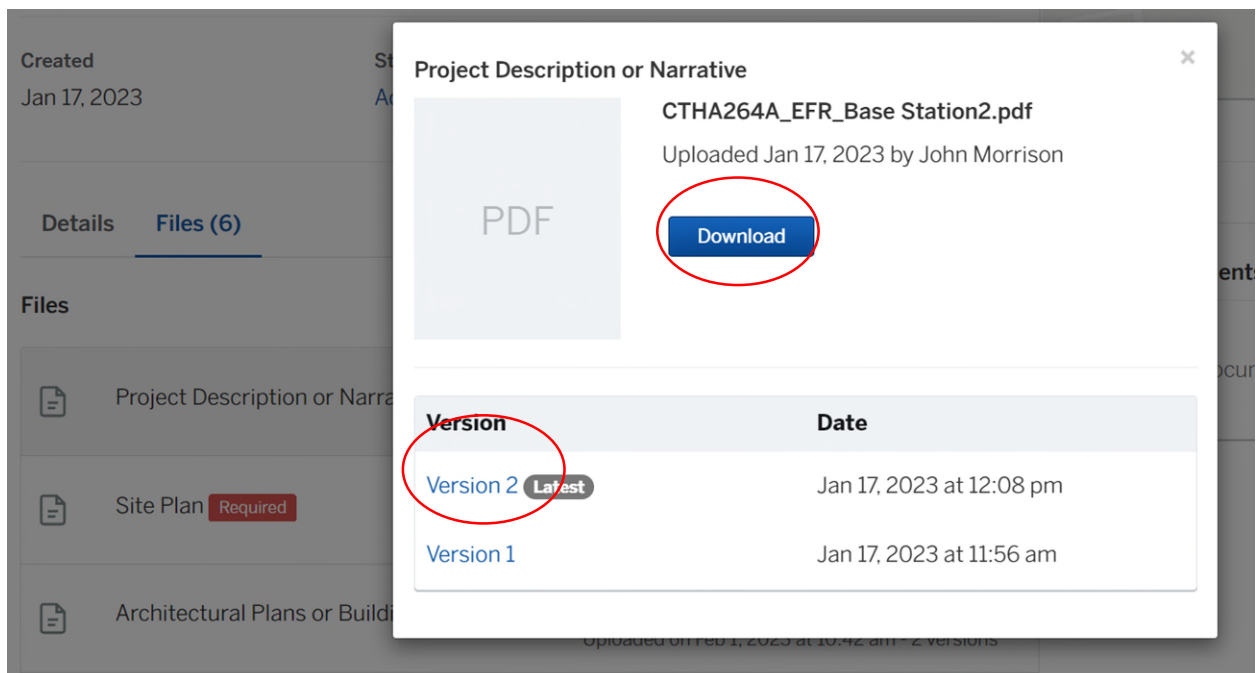
3. All submitted project information will display under the 'Details' Tab.

| | | |
|---|---|---|
| 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: 268 087 960 115

Passcode: 7QLhgD

[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,,331984254#](#) United States, New York City

Phone Conference ID: 331 984 254#

[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