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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

August 9th, 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

2. PUBLIC HEARING APPLICATIONS

A. SPECIAL PERMIT APPLICATION: 466 Park Avenue – Under Section 8.2 and Section 9.4; Application for Special Permit for the installation of an outdoor food cooking equipment manufacturing business and an itinerant food vendor vehicle conversion business, with accessory itinerant food vending.

Applicant: Joseph Montano

Assessor's Map/Lot: 37/168

Application Documents: [466 Park Avenue](#)

B. SPECIAL PERMIT APPLICATION: 221-241 Park Avenue - Under Section 3.2; Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191 Park Avenue.

Applicant: Meghan Hope

Assessor's Map/Lot: 26/325, 26/326

Application Documents: [221-241 Park Avenue](#)

C. SPECIAL PERMIT APPLICATION: 480 School Street - Under Section 9.4; Application for the construction of a 10' by 26' greenhouse at an existing school facility.

Applicant: David Netz

Assessor's Map/Lot: 39/77

Application Documents: [480 School Street](#)

REGULAR MEETING

3. NEW BUSINESS

- A. SITE PLAN APPLICATION:** 475 East Hartford Boulevard North– Under Section 7.1;
Application for an increase in primary façade signage for Cabela's sporting goods store from 87.5 feet to 401.3 feet.
Applicant: Dave Hemming
Assessor's Map/Lot: 33/5

Application Documents: [475 East Hartford Boulevard North](#)

- B. SITE PLAN APPLICATION:** 1137 Main Street – Under Section 9.3; Application for the installation of a pharmacy within the existing suite located at 1137 Main, affiliated with the existing Bailey's Medical Equipment Supplies business on the subject property.
Applicant: Clive Garrison
Assessor's Map/Lot: 14/268

Application Documents: [1137 Main Street](#)

- C. SITE PLAN APPLICATION:** 501 East Hartford Boulevard North – Under Section 5.2.F;
Application for modification to an approved landscaping berm within the DDD-1.
Applicant: Mark Grocki
Assessor's Map/Lot: 33/8

Application Documents: [501 East Hartford Boulevard North](#)

- D. SPECIAL PERMIT APPLICATION:** 466 Park Avenue – Under Section 8.2 and Section 9.4;
Application for Special Permit for the installation of an outdoor food cooking equipment manufacturing business and an itinerant food vendor vehicle conversion business, with accessory itinerant food vending.
Applicant: Joseph Montano
Assessor's Map/Lot: 37/168

- E. SPECIAL PERMIT APPLICATION:** 221-241 Park Avenue - Under Section 3.2; Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191 Park Avenue.
Applicant: Meghan Hope
Assessor's Map/Lot: 26/325, 26/326

- F. SPECIAL PERMIT APPLICATION:** 480 School Street - Under Section 9.4; Application for the construction of a 10' by 26' greenhouse at an existing school facility.
Applicant: David Netz
Assessor's Map/Lot: 39/77

4. MISCELLANEOUS

- A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE:** The kickoff meeting with BFJ Planning occurred last month. Staff and BFJ are currently beginning to set up meetings with various Town Commissions and Staff.

5. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Meeting Minutes – June 28th, 2023**

Document Link: [June 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".

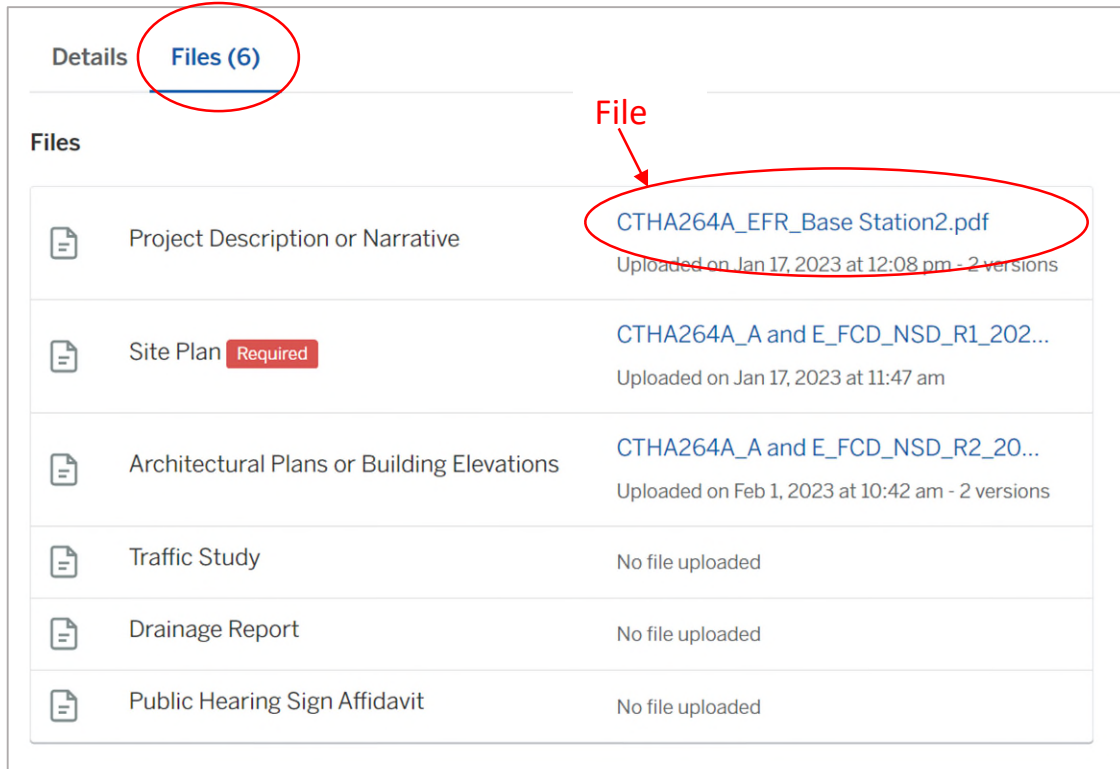
Key information includes:

- 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 at the intersection of Oakland Ave and another street.
- 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 instructions: "Please select one. If you are submitting multiple applications, you will need to complete a **separate submission** for each application type." It also lists "Application Type * ①" as "Site Plan Application" and a question: "Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *".
- Documents:** A box titled "Documents" stating "No documents have been issued...".

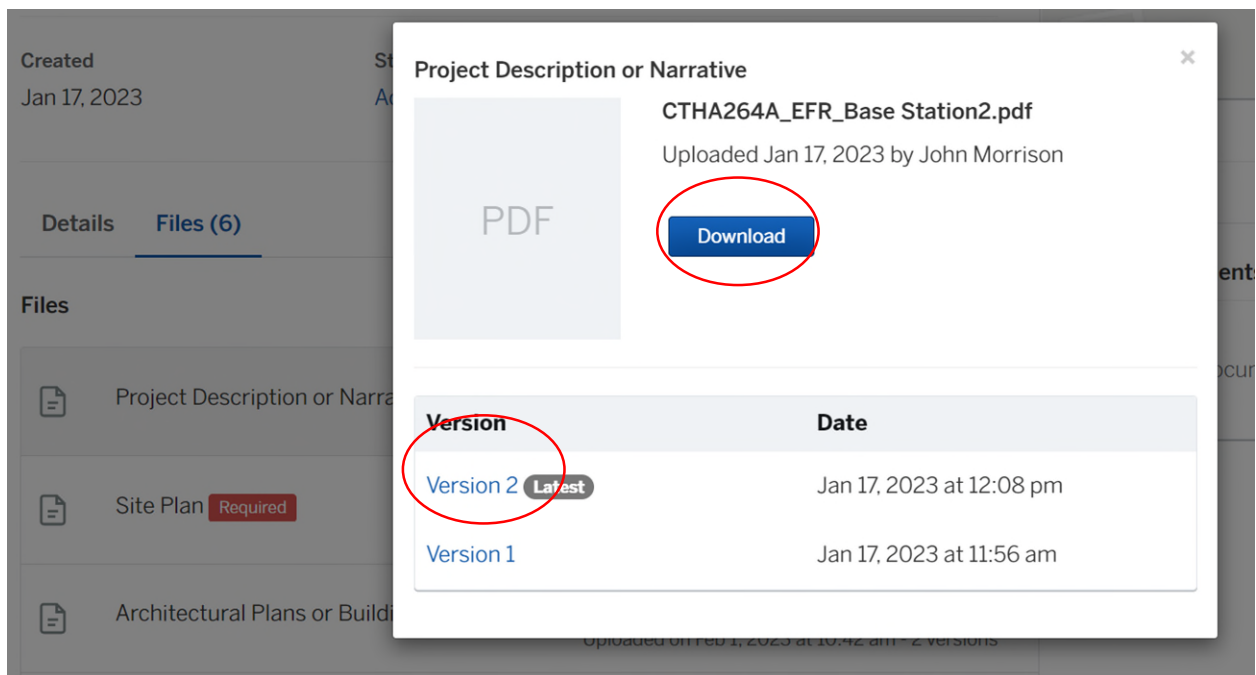
3. All submitted project information will display under the 'Details' Tab.

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: 214 313 005 801

Passcode: XXryQn

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

Or call in (audio only)

[+1 929-235-8441,,129658967#](#) United States, New York City

Phone Conference ID: 129 658 967#

[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