

MICHAEL P. WALSH
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

September 13th, 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. TEXT AMENDMENT APPLICATION:** 475 East Hartford Boulevard North – Under Section 5.2, 5.3 and 9.5; Application for Master Plan Text Amendment to the existing DDD-1 Master Plan approved for retail, logistics centers, and technology office buildings to permit an increase in allowed signage.

Applicant: David Hemming

Assessor's Map/Lot: 33/5

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

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:** 86-90 Burnside Avenue – Under Section 9.3; Application for a Site Plan for the installation of a quick service restaurant within the existing commercial building at 90 Burnside Avenue and the construction of a parking lot.

Applicant: Peter Patel
Assessor’s Map/Lot: 25/4

Application Documents: [86-90 Burnside Avenue](#)

- C. SITE PLAN APPLICATION:** 1030 Tolland Street – Under Section 9.3; Application for a Site Plan for the reconstruction of an existing minor truck terminal facility at 1030 Tolland Street.

Applicant: Michael Morello
Assessor’s Map/Lot: 60/50

Application Documents: [1030 Tolland Street](#)

4. MISCELLANEOUS

A. DISCUSSION OF PLAN OF CONSERVATION AND DEVELOPMENT (POCD) WITH TOWN’S PLANNING CONSULTANT, BFJ PLANNING

- i. Introduction of Consultant Team
- ii. Project Overview
- iii. Discussion of the Planning and Zoning Commission’s recent initiatives, priorities, and issues of concern that should be addressed in the POCD

5. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Meeting Minutes – August 9th, 2023**

Document Link: [August 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 "View location details" link is provided. A map shows the location on Oakland Ave.

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? *

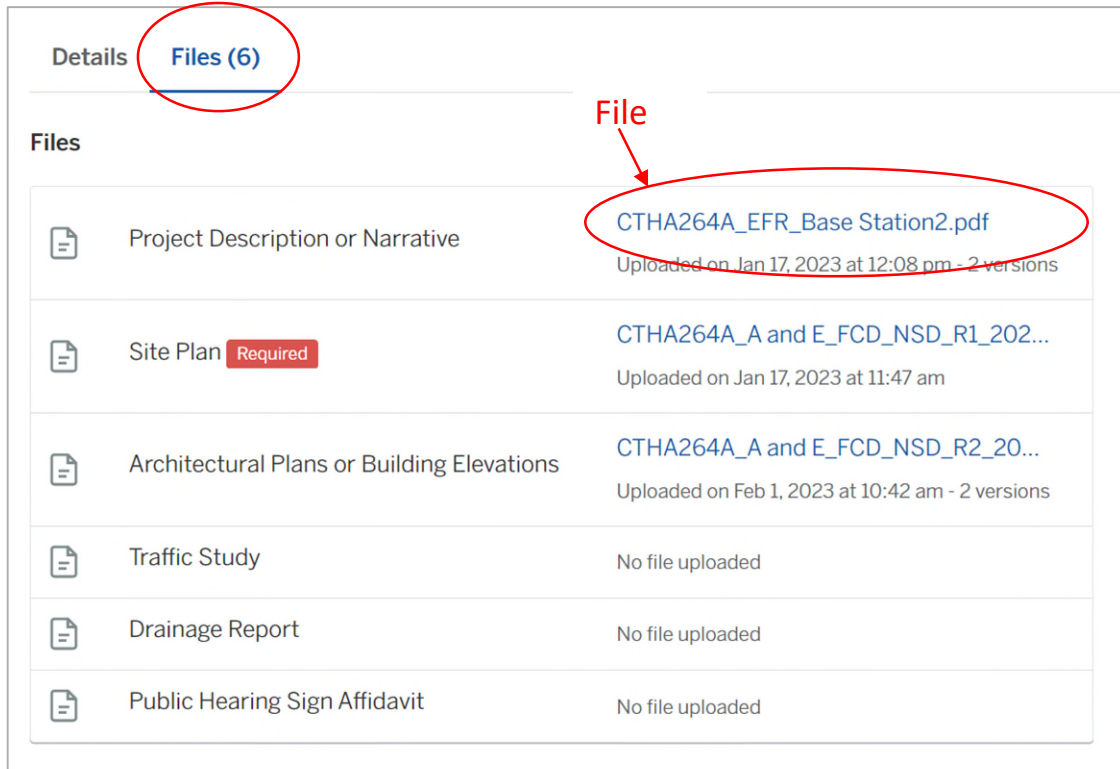
Documents

No documents have been issued...

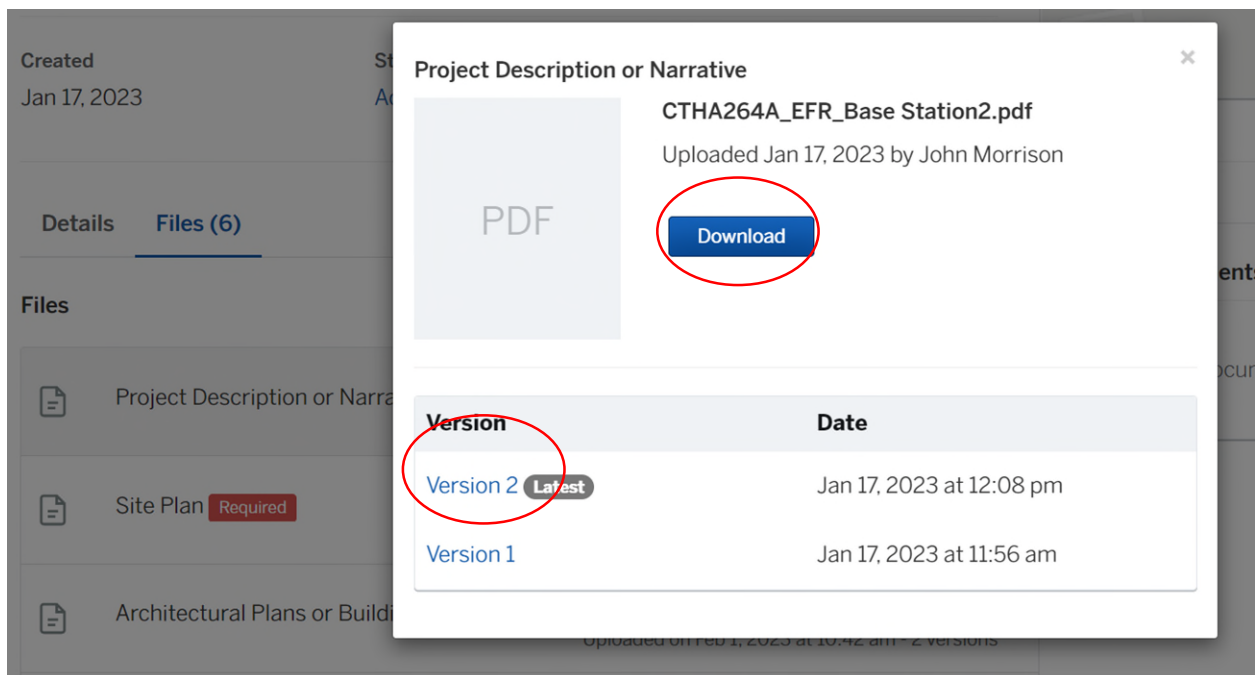
3. All submitted project information will display under the 'Details' Tab.

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 * ? Site Plan Application</p> <p>Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? * No</p>												
SITE AND PROJECT INFORMATION	<table><tr><td data-bbox="527 840 609 871">ZONE *</td><td data-bbox="1006 840 1315 871">ASSESSORS MAP AND LOT:</td></tr><tr><td data-bbox="527 882 576 913">B-3</td><td data-bbox="1006 882 1104 913">26/203</td></tr><tr><td colspan="2" data-bbox="527 966 909 997">PARCEL SIZE (ACRES OR SQ. FT.): *</td></tr><tr><td colspan="2" data-bbox="527 1008 592 1039">31.87</td></tr><tr><td colspan="2" data-bbox="527 1092 1315 1123">PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * ?</td></tr><tr><td colspan="2" data-bbox="527 1134 1315 1186">Install 9 new antennas and emergency generator on new conc slab.</td></tr></table>	ZONE *	ASSESSORS MAP AND LOT:	B-3	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.	
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B-3	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: 249 306 563 372

Passcode: y8GXFv

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Or call in (audio only)

[+1 929-235-8441,,549925410#](#) United States, New York City

Phone Conference ID: 549 925 410#

[Find a local number](#) | [Reset PIN](#)

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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