

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

October 11th, 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. ZONE CHANGE APPLICATION:** 81/87 Main Street – Under Section 9.6 and 5.7; Application for Zone Change of 81 and 87 Main Street from R-3 Residential zoning district to Planned Development District – 2 (PDD-2) zoning district.
Applicant: Greg Piecuch
Assessor’s Map/Lot: 29/66, 29/67

Application Documents: [81/87 Main Street Zone Change Application Documents](#)

- B. REGULATION AMENDMENT APPLICATION:** 81/87 Main Street – Under Section 9.5 and 5.7; Application for a Zoning Regulation Amendment Master Plan for multi-family housing development for the proposed Planned Development District – 2 (PDD-2)
Applicant: Greg Piecuch
Assessor’s Map/Lot: 29/66, 29/67

Application Documents: [81/87 Main Street Regulation Amendment Application Documents](#)

- C. SPECIAL PERMIT APPLICATION:** 740 Main Street – Under Section 3.2 and 9.4; Special Permit Application for the construction of a 25’ by 60’ stop log storage building.
Applicant: Town of East Hartford
Assessor’s Map/Lot: 13/467

Application Documents: [740 Main Street Application Documents](#)

REGULAR MEETING

3. NEW BUSINESS

- A. SITE PLAN MODIFICATION:** 99 Ash Street – Under Section 7.1; Application for a Site Plan Modification for an increase in directional signage for the existing Kia Dealership at 99 Ash Street.
Applicant: Jeffrey Zoufaly
Assessor’s Map/Lot: 4121/96

Application Documents: [99 Ash Street Application Documents](#)

- B. SITE PLAN MODIFICATION:** 151 Roberts Street – Under Section 9.3; Application for a Site Plan modification for the construction of a 75’ by 125’ addition at the front of the existing recreational tennis facility at 151 Roberts Street.
Applicant: Bret Bowin
Assessor’s Map/Lot: 35/21

Application Documents: [151 Roberts Street Application Documents](#)

- C. ZONE CHANGE APPLICATION:** 81/87 Main Street – Under Section 9.6 and 5.7; Application for Zone Change of 81 and 87 Main Street from R-3 Residential zoning district to Planned Development District – 2 (PDD-2) zoning district.
Applicant: Greg Piecuch
Assessor’s Map/Lot: 29/66, 29/67

Application Documents: [81/87 Main Street Zone Change Application Documents](#)

- D. REGULATION AMENDMENT APPLICATION:** 81/87 Main Street – Under Section 9.5 and 5.7; Application for a Zoning Regulation Amendment Master Plan for multi-family housing development for the proposed Planned Development District – 2 (PDD-2)
Applicant: Greg Piecuch
Assessor’s Map/Lot: 29/66, 29/67

Application Documents: [81/87 Main Street Regulation Amendment Application Documents](#)

- E. SPECIAL PERMIT APPLICATION:** 740 Main Street – Under Section 3.2 and 9.4; Special Permit Application for the construction of a 25’ by 60’ stop log storage building.
Applicant: Town of East Hartford
Assessor’s Map/Lot: 13/467

Application Documents: [740 Main Street Application Documents](#)

- F. 8-24 Referral:** 740 Main Street – Under Connecticut General Statute § Chapter 126, Section 8-24; Referral for the construction of stop log storage building at 740 Main Street for Town of East Hartford municipal use.

Application Documents: [740 Main Street Application Documents](#)

4. MISCELLANEOUS

A. UPDATE ON THE 2024 PLAN OF CONSERVATION AND DEVELOPMENT (POCD) REWRITE

- i. Overall POCD Organization
- ii. Statutory Context
- iii. Existing Plan goals

B. DISCUSSION ON NEW LEGISLATION

5. APPROVAL OF MINUTES

- A.** Planning and Zoning Commission Meeting Minutes – September 13th, 2023

Document Link: [September 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.

Town of East Hartford, CT My Account Search SH Steve

Planning & Zoning Commission Application
PZC-23-3

Applicant: John Morrison
Location: 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108
View location details

Created: Jan 17, 2023 Status: Active Expires: --

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

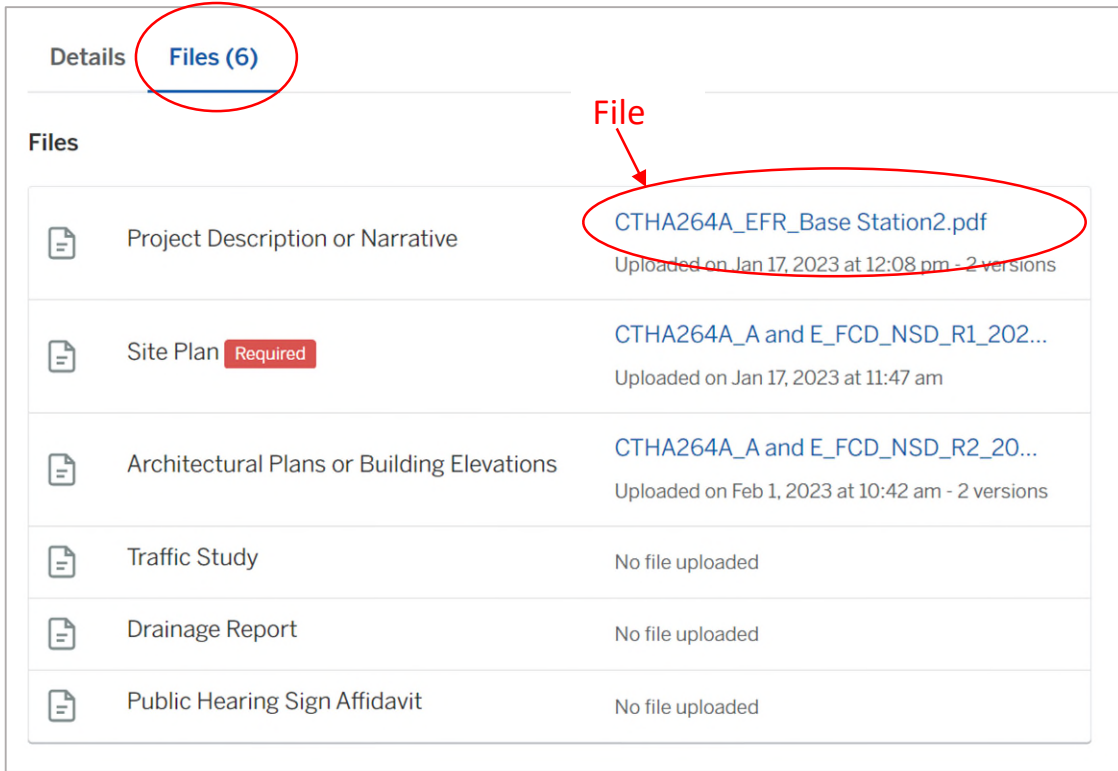
Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *

Documents
No documents have been issued...

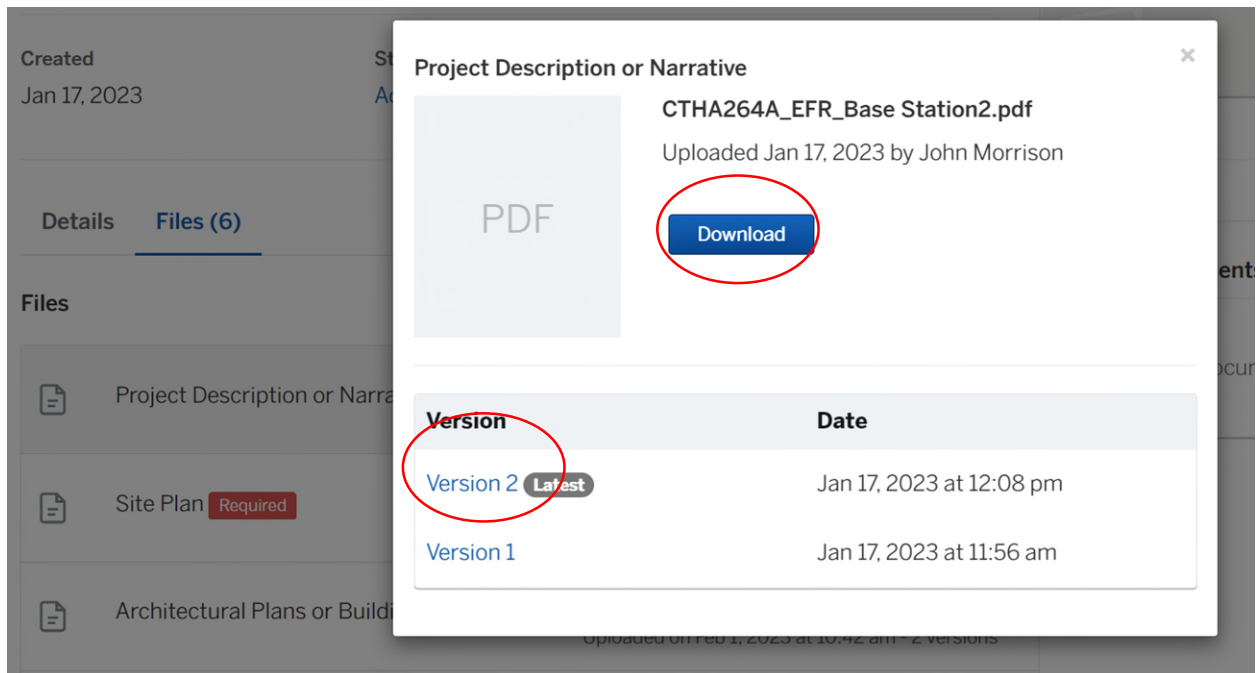
3. All submitted project information will display under the 'Details' Tab.

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: 254 879 562 867

Passcode: Ba8LVS

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

Or call in (audio only)

[+1 929-235-8441,697683217#](#) United States, New York City

Phone Conference ID: 697 683 217#

[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