

CONNOR S. MARTIN
MAYOR



(860) 291-7300

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

December 13, 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**
2. **RECOGNITION OF PLANNING AND ZONING COMMISSIONERS**
3. **PRE-APPLICATION REVIEW:** 81/87 Main Street – Under Section 5.7.D; Preliminary review of potential Planned Development District Proposal
Applicant: Sergei Gerasimov
Assessor: 29/66, 29/67

PUBLIC HEARING

4. **PUBLIC HEARING APPLICATIONS**
 - A. **SPECIAL PERMIT APPLICATION:** 241 Park Avenue - Under Section 3.2 and 7.2.C; Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191A Park Avenue.
Applicant: Meghan Hope
Assessor's Map/Lot: 26/325

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

REGULAR MEETING

5. NEW BUSINESS

- A. SITE PLAN MODIFICATION:** 20 Burnside Avenue- Under Section 9.3; Application for a Site Plan Modification for installation of three wall signs associated with Snipes retail store
Applicant: George Deitzer
Assessor's Map/Lot: 14/310-317

Application Documents: [20 Burnside Avenue Application Documents](#)

- B. SITE PLAN MODIFICATION:** 295 Silver Lane- Under Section 9.3; Application for Site Plan Modification for installation of Valero Gas Station Signage
Applicant: Jeremy Waycott
Assessor's Map/Lot: 23/130-131

Application Documents: [295 Silver Lane Application Documents](#)

- C. SITE PLAN APPLICATION:** 1162 Tolland Street – Under Section 9.3; Application for a Site Plan for the demolition of the existing building and the construction of a 1,915 square foot pole barn building for use of equipment storage for the existing landscaping business
Applicant: John Correia
Assessor's Map/Lot: 70/3

Application Documents: [1162 Tolland Street Application Documents](#)

- D. SITE PLAN MODIFICATION:** 695 East Hartford Boulevard North- Under Section 9.3; Application for a Site Plan Modification for the installation of a wall sign and ground sign associated with the Wayfair logistics center.
Applicant: Darcie Roy
Assessor's Map/Lot: 33/7

Application Documents: [695 East Hartford Boulevard North Application Documents](#)

- E. SPECIAL PERMIT APPLICATION:** 241 Park Avenue - Under Section 3.2 and 7.2.C; Application for Special Permit for the installation of a cannabis cultivation facility with associated off-site indoor parking facility at 191A Park Avenue.
Applicant: Meghan Hope
Assessor's Map/Lot: 26/325

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

6. MISCELLANEOUS

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

B. 8-24 REFERRALS

- i. Acquisition of 6.9+/- acres of vacant land on Brookside Lane: Map/Lot 24/6A, 24/6B, 24/6C, 24/6D, 24/6E, 24/6F, 24/6G, 24/6H

- ii. Acquisition of two parcels consisting of 0.14+/- acre of land along the East River River Drive Right-of-Way (Adjacent to 333 East River Drive)

7. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Meeting Minutes – November 8th, 2023

Document Link: [November Meeting Minutes](#)

8. 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 map shows the location on Oakland Ave. A "View location details" link is provided.

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? *

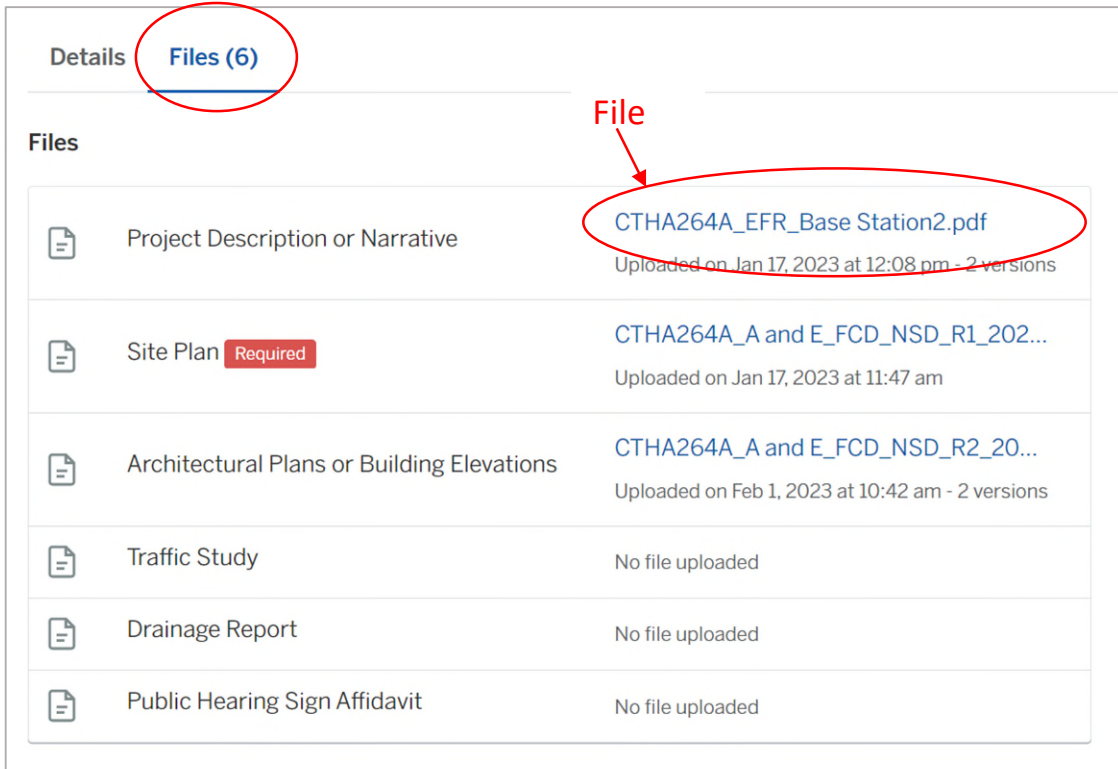
Documents

No documents have been issued...

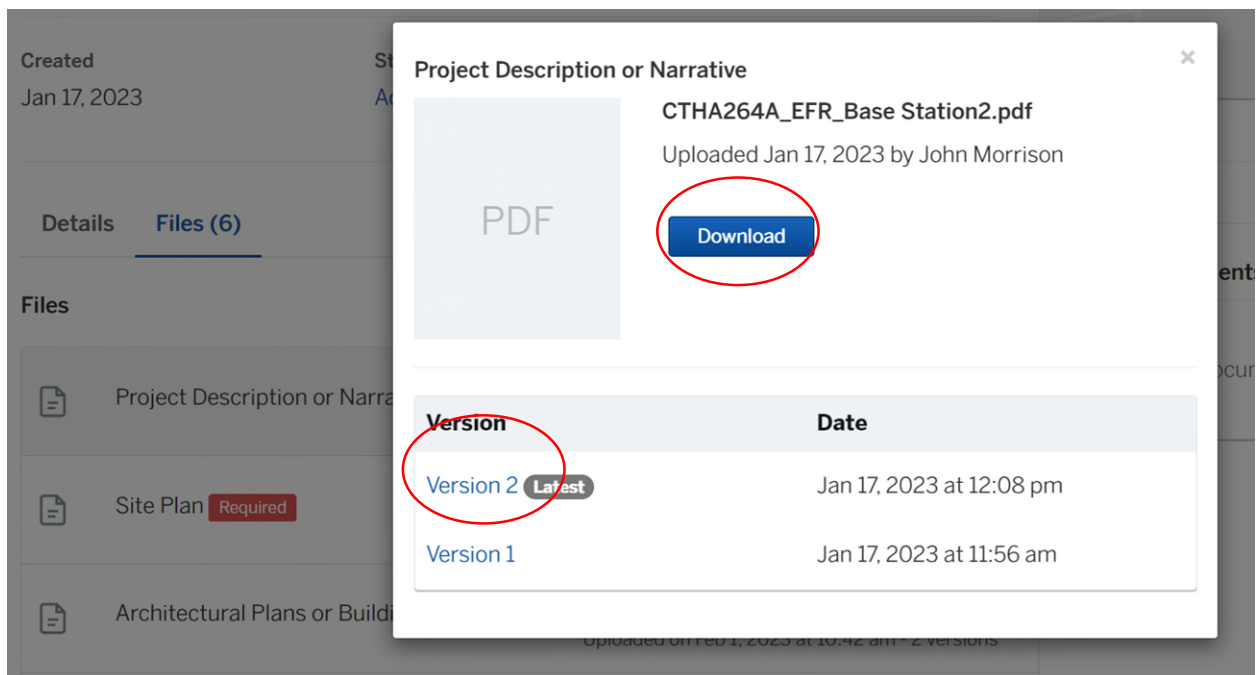
3. All submitted project information will display under the 'Details' Tab.

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 * </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	<p>ZONE *</p> <p>B-3</p> <p>PARCEL SIZE (ACRES OR SQ. FT.): *</p> <p>31.87</p>	<p>ASSESSORS MAP AND LOT:</p> <p>26/203</p>
	<p>PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * </p> <p>Install 9 new antennas and emergency generator on new conc slab.</p>	

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: 258 190 156 193

Passcode: h63uDK

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

Or call in (audio only)

[+1 929-235-8441,,85048594#](#) United States, New York City

Phone Conference ID: 850 485 94#

[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