

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
DECEMBER 14, 2022 - 7:00 P.M.
TOWN COUNCIL CHAMBERS
740 MAIN STREET
EAST HARTFORD, CONNECTICUT

Application Materials are available for viewing on the Planning and Zoning Commission webpage:
<https://www.easthartfordct.gov/planning-and-zoning-commission/pages/submitted-applications>

1. CALL TO ORDER

PUBLIC HEARING

1. PUBLIC HEARING APPLICATIONS

- A. ZONE CHANGE:** 374 Silver Lane - Under Section 713; Application for zone change from Residential (R-3) Zone to Incentive Development Zone (IDZ).
Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc.
Assessor's Map/Lot: 23/27
- B. SPECIAL PERMIT:** 364-374 Silver Lane - Under Section 207, and Section 705; Application for Special Permit and Site Plan for expansion of existing Dunkin Donuts parking lot and drive-through and construction of a shed.
Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc.
Assessor's Map/Lot: 23/25, 23/27
- C. ZONE CHANGE:** 550-560 Burnside Ave - Under Section 713; Application for zone change from Business (B-1) to Incentive Development Zone (IDZ).
Applicant: Habitat for Humanity North Central Connecticut
Assessor's Map/Lot: 36/115
- D. SPECIAL PERMIT:** 550-560 Burnside Ave - Under Section 207, and Section 705; Applications for Special Permit and Site Plan for development of 10 single family homes in a cluster configuration with common access drive.
Applicant: Habitat for Humanity North Central Connecticut
Assessor's Map/Lot: 36/115

REGULAR MEETING

2. NEW BUSINESS

- A. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE:** 619 Silver Lane – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate for construction of an engineered control to address contaminated soils.
Applicant: Raytheon Technologies Corporation / Pratt & Whitney Division
Assessor's Map/Lot: 33/1A
- B. SITE PLAN MODIFICATION:** 650-750 Connecticut Boulevard - Under Section 705; Application for Site Plan Modification for construction of proposed Porsche Dealership building and Lexus façade improvements to replace existing Porsche Dealership building.
Applicant: Hoffman Enterprises
Assessor's Map/Lot: 5/153, 5/154
- C. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE:** 650-750 Connecticut Boulevard – Under Section 217; Application for Soil Erosion and Sedimentation Control Certificate in accordance with Site Plan Modification for construction of proposed Porsche Dealership building and Lexus façade improvements to replace existing Porsche Dealership building.
Applicant: Hoffman Enterprises
Assessor's Map/Lot: 5/153, 5/154
- D. ZONE CHANGE:** 374 Silver Lane - Under Section 713; Application for zone change from Residential (R-3) Zone to Incentive Development Zone (IDZ).
Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc.
Assessor's Map/Lot: 23/27
- E. SPECIAL PERMIT AND SITE PLAN:** 364-374 Silver Lane - Under Section 207, and Section 705; Application for Special Permit and Site Plan for expansion of existing Dunkin Donuts parking lot and drive-through and construction of a shed.
Applicant: 364 Silver Lane, LLC c/o T & J Zafiris, Inc.
Assessor's Map/Lot: 23/25, 23/27
- F. ZONE CHANGE:** 550-560 Burnside Ave - Under Section 713; Application for zone change from Business (B-1) to Incentive Development Zone (IDZ).
Applicant: Habitat for Humanity North Central Connecticut
Assessor's Map/Lot: 36/115
- G. SPECIAL PERMIT AND SITE PLAN:** 550-560 Burnside Ave - Under Section 207, and Section 705; Applications for Special Permit and Site Plan for development of 10 single family homes in a cluster configuration with common access drive.
Applicant: Habitat for Humanity North Central Connecticut
Assessor's Map/Lot: 36/115

H. SOIL EROSION AND SEDIMENTATION CONTROL CERTIFICATE: 550-560 Burnside Ave - Under Section 217; Applications for Soil Erosion and Sedimentation Control Certificate for development of 10 single family homes in a cluster configuration with common access drive. Applicant: Habitat for Humanity North Central Connecticut
Assessor's Map/Lot: 36/115

3. OTHER BUSINESS

A. BOND RELEASE REQUEST: 1120, 1130 Burnside Ave. Erosion and Sedimentation Control bond release for constriction of 9,100 sq. ft. retail building with associated site improvements. Bond release amount is \$14,400 plus interest.

B. EXTENSION REQUEST FOR SUBDIVISION MYLAR FILING: Consolidated Parcel 1 – Rentschler field - 90 Day extension request to file subdivision mylar map with East Hartford Town Clerk. Required filing date April 9, 2023.

C. PUBLIC HEARING FOR ADOPTION OF ZONING REGULATIONS AND MAP: Public hearing for Zoning Regulations rewrite scheduled for January 11th, 2023.

4. APPROVAL OF MINUTES

A. Planning and Zoning Commission Meeting Minutes – November 30, 2022

5. ADJOURNMENT

(REMOTE MEETING DETAILS ARE ON THE NEXT PAGE)

HOW TO JOIN THE MEETING REMOTELY

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Microsoft Teams meeting

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Comcast channels 96 and 1090

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