

MARCIA A. LECLERC  
MAYOR

# TOWN OF EAST HARTFORD

740 Main Street  
East Hartford, Connecticut 06108

DEVELOPMENT  
DEPARTMENT  
Phone: 860 291-7300



**REGULAR MEETING AGENDA  
HYBRID TELECONFERENCE MEETING  
EAST HARTFORD PLANNING AND ZONING COMMISSION  
NOVEMBER 10, 2021**

**7:00 P.M.**

**TOWN COUNCIL CHAMBERS  
740 MAIN STREET  
EAST HARTFORD, CONNECTICUT**

**CALL IN NUMBER: 1-929-235-8441  
CONFERENCE ID: 697 795 174 #**

TOWN CLERK  
EAST HARTFORD

2021 NOV -5 PM 4:10

*Robert J. Park*

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

- Public Hearing Minutes – October 13, 2021
- Special Meeting Minutes – October 13, 2021

**3. ZONING TEXT AMENDMENT:** Under Section 711; amendment to regulate the retail sales and production of cannabis by creating new definitions under Sec. 200 for retail establishments permitted by special permit in the B-3 and I-2 districts and for production and delivery establishments permitted by special permit in the B-3, I-2, and I-3 districts.

Applicant: East Hartford Planning and Zoning Commission

**4. ZONING TEXT AMENDMENT:** Under Section 711; amendment to Sec. 209.6 to allow lighting levels to exceed 0.5 foot candles over a lot line adjacent to the public right-of-way.

Applicant: East Hartford Planning and Zoning Commission

**5. ZONING TEXT AMENDMENT:** Under Section 711; amendment to Sec. 200 to revise the definition of Brewery to Brewery/Distillery, and Brew Pub to Brew Pub/Distillery Pub, and to maintain the uses permitted by Special Permit in the B-1, B-2, B-3, B-4, B-5, B-6, and I-2 districts.

Applicant: East Hartford Planning and Zoning Commission

**6. SPECIAL USE PERMIT:** 215 Burnside Avenue (AKA 1 Ecology Drive) – Under Section 207.10; installation of a 65 ft. by 80 ft. carport structure with metal roof and open sides, and to be fenced surrounding the structure.

Assessor's Map-Lot: 24-12

Applicant: Town of East Hartford

- 7. SITE PLAN APPLICATION:** 215 Burnside Avenue (AKA 1 Ecology Drive) – Under Section 702; installation of a 65 ft. by 80 ft. carport structure with metal roof and open sides, and to be fenced surrounding the structure.  
Assessor’s Map-Lot: 24-12  
Applicant: Town of East Hartford
- 8. MINOR FLOOD HAZARD DEVELOPMENT:** Brewer Street – Under Section 601; reconstruction of Brewer Street extending from Main Street to Jefferson Lane including drainage, sidewalk sections, ADA ramps, signage, pavement markings, and replacement of the structure over Pewterpot Brook.  
Assessor’s Map-Lot: N/A  
Applicant: Town of East Hartford
- 9. SOIL EROSION AND SEDIMENTATION CONTROL PLAN:** Brewer Street – Under Section 217; land disturbance of approximately 4.46 acres for full reconstruction of Brewer Street.  
Assessor’s Map-Lot: N/A  
Applicant: Town of East Hartford
- 10. SITE PLAN APPLICATION:** King Court, Ensign Street, and Willowbrook Road – Under Section 702; installation of approximately 25 light poles for pedestrian streetscape lighting to match existing Goodwin University lighting along Riverside Drive.  
Assessor’s Map-Lot: 9-7, 9-8, 9-9, 9-10, 9-11, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55/56, 10-75, 10-76, 10-79, 10-148, 10-149, 10-150, 10-151, 10-152, 10-153, 10-154, 10-155, 10-156, 10-157, 10-158, 10-159, 10-160, 10-161, 10-162, 10-163, 10-164, 10-174  
Applicant: Goodwin College Inc., Campus Realty LLC, & Goodwin College King Court LLC
- 11. SITE PLAN APPLICATION:** 50 Village Street – Under Section 702; construction of a new 48 ft. by 30 ft. auto parts warehouse building addition for “Carstar”.  
Assessor’s Map-Lot: 5-46/47  
Applicant: P. Douglas Kelly
- 12. SITE PLAN APPLICATION:** 310 Main Street – Under Section 702; building façade renovation and new signage for “Squeeky’s Laundromat”.  
Assessor’s Map-Lot: 20-35  
Applicant: Mohamad Jamal
- 13. MISCELLANEOUS**

  - **C.G.S. 8-24 REFERRAL** – Locating two telecommunication shelters for Sifi fiber at the Public Safety Complex and East Hartford High School.

- **C.G.S. 8-24 REFERRAL** – Sale of the Redevelopment Agency property at 550-560 Burnside Avenue to Habitat for Humanity for cluster housing development.

#### **14. ADJOURNMENT**

## **HOW TO JOIN THE MEETING**

- 1) 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 or mobile app**

[Click here to join the meeting](#)

- 2) You can phone in using the call in number and Conference ID below:

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