

MARCIA A. LECLERC
MAYOR

TOWN OF EAST HARTFORD

740 Main Street
East Hartford, Connecticut 06108

DEVELOPMENT
DEPARTMENT
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**REGULAR MEETING AGENDA
EAST HARTFORD PLANNING AND ZONING COMMISSION
AUGUST 10, 2016
7:00 P.M.
TOWN COUNCIL CHAMBERS**

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- Special Meeting Minutes – June 22, 2016

3. TEXT AMENDMENT APPLICATION: Proposed amendment to Section 210.2.d of the sign regulations to add “height” as a signage element that may be modified up to fifty percent (50%) of the original requirements by the Planning and Zoning Commission as part of a site plan application.
Applicant: RRHT Trust Holdings LLC

4. SPECIAL USE PERMIT APPLICATION: 35, 39, and 43 Willowbrook Road – Under Section 207.10.a; construction of a new 7,600 sq. ft. building for the “Early Childhood Magnet School Annex” that will contain four (4) classrooms, outdoor play area, staff break room, and associated office space.
Assessor’s Map- Lot: 9-11, 9-10, 9-9
Applicant: Campus Realty, LLC

5. SPECIAL USE PERMIT APPLICATION: 35, 39, and 43 Willowbrook Road – Under Section 209.2; request for eight (8) offsite parking spaces for the “Early Childhood Magnet School Annex” that will be located on the adjacent “Early Childhood Magnet School” site.
Assessor’s Map- Lot: 9-11, 9-10, 9-9
Applicant: Campus Realty, LLC

6. SITE PLAN APPLICATION: 35, 39, and 43 Willowbrook Road – Under Section 702; construction of a new 7,600 sq. ft. building for the “Early Childhood Magnet School Annex” that will contain four (4) classrooms, outdoor play area, staff break room, and associated office space.
Assessor’s Map- Lot: 9-11, 9-10, 9-9
Applicant: Campus Realty, LLC

7. SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION: 35, 39, and 43 Willowbrook Road – Under Section 217; disturbance of approximately 42,500 sq. ft. of land for the construction of the “Early Childhood Magnet School Annex” building.
Assessor’s Map- Lot: 9-11, 9-10, 9-9
Applicant: Campus Realty, LLC

- 8. TEXT AMENDMENT APPLICATION:** Proposed addition of the definitions for “Commercial Node” and “Places of Public Assembly” to Section 200 of the regulations, and new provisions for a two-tier regulatory process for commercial and noncommercial public assembly uses.
Applicant: East Hartford Planning and Zoning Commission
- 9. TEXT AMENDMENT APPLICATION:** Proposed addition of the definitions for “Grocery Store” and “Convenience Store” to Section 200 of the regulations, and provisions for a new regulatory process with distance requirements for “Convenience Stores”.
Applicant: East Hartford Planning and Zoning Commission
- 10. TEXT AMENDMENT APPLICATION:** Proposed amendment to Section 214.1.g of the Residential Accessory use regulations to add a grace period and change the length requirement for recreation vehicles in residential zones.
Applicant: East Hartford Planning and Zoning Commission
- 11. SITE PLAN APPLICATION:** 400 Main Street A.K.A United Technologies Customer Training Center – Under Section 702, addition of 40 parking spaces for the United Technologies Customer Training Center.
Assessor’s Map - Lot: 20-45
Applicant: United Technologies Corporation acting through its Pratt & Whitney Division

12. BOND RELEASES/REDUCTIONS/SETTING

- **BOND RELEASE:** 170 Tolland Street, A.K.A. VIP Car Wash – Soil erosion and sedimentation control bond in the amount of \$13,150 for construction of the new car wash building.
- **BOND RELEASE:** 170 Tolland Street, A.K.A. VIP Car Wash – Site modification bond for the installation of concrete sidewalk, street trees, and monuments in the amount of \$16,550 for site elements related to construction of the new car wash building.
- **BOND RELEASE:** 940 Silver Lane, A.K.A Stop & Shop – Site modification bond for installation of an accessible ramp and bollards in the amount of \$2,720 for Stop & Shop.

13. CORRESPONDENCE

- Memorandum from Corporation Counsel regarding 30 Olde Roberts Street

14. MISCELLANEOUS

- Site Location Approval by Zoning Board of Appeals
- Connecticut Siting Council
- Proposed new definition of “College”

15. ADJOURNMENT