

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 14, 2018**

A Regular Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in the Town Council Chambers, 2nd Floor, Town Hall, 740 Main Street, East Hartford, Connecticut on November 14, 2018.

CALL TO ORDER

The meeting was called to order at 7:15 p.m.

ROLL CALL

Present:

Peter Bonzani, Chair
John Ryan, Vice Chair
Carol Noel, Secretary
Valentine Povinelli
Travis Simpson
Henry Pawlowski
Stephen Roczynski
Angela Parkinson, Alternate

Absent

Susan Skowronek, Alternate

Also Present:

Jeffrey Cormier, Town Planner

Chair Bonzani declared a quorum and that the Commission would be voting with 7 members.

APPROVAL OF MINUTES

- Public Hearing Minutes – October 10, 2018

Upon a motion by Hank Pawlowski, seconded by John Ryan, the Commission **Voted (6-0-1)** to **approve** the Public Hearing Session minutes of October 10, 2018. *Abstain: Simpson*

- Regular Session Minutes – October 10, 2018

Upon a motion by Carol Noel, seconded by Hank Pawlowski, the Commission **Voted (6-0-1)** to **approve** the Regular Session minutes of October 10, 2018. *Abstain: Simpson*

SPECIAL PERMIT: 122 Park Avenue (A.K.A 1-3 Oakland Avenue) – Under Section 403.2.c; change of use to indoor commercial recreation use as a sports facility primarily for practicing and playing cricket.
Assessor’s Map-Lot: 26-203
Applicant: Gani Ganisshan

Upon a motion by Travis Simpson, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above special permit application with the following conditions and the Fire Marshal’s comment:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

Fire Marshal: a change of use is taking place within this space, requiring the Fire Marshal Office and Building Department to review and approve the building plans, and conduct pre-occupancy inspection to ensure safety and code compliance.

SITE PLAN MODIFICATION: 818-850 Silver Lane – Under Section 702; new concrete loading docks, HVAC equipment pads, fencing, bollards, and overhead doors for proposed food market.
Assessor’s Map-Lot: 45-131
Applicant: Capital Studio Architects

Upon a motion by John Ryan, seconded by Carol Noel, the Commission **Voted (7-0)** to **approve** the above site plan modification application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.
3. Provide truck turning movements that demonstrate access between Silver Lane and the proposed loading dock for approval by the Town Engineer.
4. Provide documentation that gives access rights for trucks to cross the 794-810 Silver Lane parcel

MINOR FLOOD HAZARD DEVELOPMENT: 818-850 Silver Lane – Under Section 601; location of new concrete loading docks, HVAC equipment pads, fencing, and bollards in the flood zone area.
Assessor’s Map-Lot: 45-131
Applicant: Capital Studio Architects

Upon a motion by Travis Simpson, seconded by Hank Pawlowski, the Commission **Voted (7-0)** to **approve** the above minor flood hazard development application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

SITE PLAN MODIFICATION: 91 Pitkin Street – Under Section 702; façade renovation including removal of the mansard roof and construction of a new EIFS parapet with cornice and trim for the former “Leitao’s car wash and lube”.

Assessor’s Map-Lot: 4-25

Applicant: Michael Bezrudczyk, Architect

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above site plan modification application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.

SITE PLAN MODIFICATION: 654 Tolland Street – Under Section 702; façade renovation including new architectural wall panels and window replacement for “Advanced Performance Glass”.

Assessor’s Map-Lot: 48-262

Applicant: Advanced Performance Glass, Inc.

Upon a motion by Travis Simpson, seconded by John Ryan, the Commission **Voted (7-0)** to **approve** the above site plan modification application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor or Architect licensed in the state of Connecticut who is responsible for the work.
2. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified, suspended or revoked.
3. The Applicant shall restore the front of the site within the Town’s Right of Way in accordance with an approved subdivision plan dated 1/05/2006. It should be noted that work within the Town’s ROW requires a Street Excavation Permit from the Engineering Division of Public Works.

BOND RELEASES/REDUCTIONS/SETTING

- **Bond Releases:** Phillips Farm Subdivision – Release of the following:

Site modification bond	balance = \$51,106.00
Voluntary bond Phase 1	balance = \$ 7,510.00
Voluntary bond Phase 2	balance = \$ 3,040.00

Upon a motion by Carol Noel, seconded by Travis Simpson, the Commission **Voted (7-0)** to **postpone action** on this item until the next Planning & Zoning Commission meeting.

MISCELLANEOUS

- Brew Pub regulations

Town Planner Jeff Cormier discussed the brew pub regulations from various towns with the Commissioners. It was suggested that the regulations drafted should permit brew pubs in the town's business zones (B's) and in I-2. The Town Planner will have a draft of the regulations for review at the next meeting.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jeffrey Cormier, Town Planner