



Robert J. Pasch

2015 SEP 25 A 9:12

**DESIGN REVIEW MEETING MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 2015**

TOWN CLERK
EAST HARTFORD

A Design Review Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on September 23, 2015.

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Travis Simpson
Paul J. Roczynski
Valentine Povinelli
Thomas Fitzgerald
John Ryan (Alternate)

Absent:

Kathleen Salemi, Secretary
Crystal Hernandez (Alternate)
Amy Sawyer (Alternate)

Also Present:

Jeffrey Cormier, Town Planner
Denise Horan, Town Engineer
Michael Dayton

Chair Bonzani declared a quorum and the Commission would be voting with 7 members, including John Ryan, Alternate.

SITE PLAN APPLICATION – Rentschler Field; Site development for a new retail outlet shopping center named “The Outlet Shoppes at Rentschler Field” containing ten (10) new retail buildings totaling approximately 425,000 square feet.

Assessor’s Map#49 Lots#23, 199

Applicant: Hartford Outlet Shoppes, LLC, c/o Horizon Group Properties

Upon a motion by Travis Simpson, seconded by Thomas Fitzgerald, the Commission **Voted (7-0)** to **approve** the above site plan 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. Separate sets of final plans will be required for each application; label accordingly.

Site Drainage Infrastructure Calculations

1. The submitted calculation for the proposed swale is not correct. The proposed swale has a bottom width of 7 feet and an overall slope of 0.055% with the first 1,400 l.f. having no slope at all. The swale conveys a 100 year flow of 379 cfs. The submitted calculation shows the bottom width of the swale at 30 feet and the slope at 0.12%.
Please revise and resubmit.

Review of Traffic Analysis

1. The study does not make any mention of the traffic or parking for events occurring at the Pratt & Whitney Stadium. The applicant should provide additional information regarding their coordination with the stadium operators.
2. It is stated that the traffic study will be submitted to the Office of State Traffic Administration (OSTA) in addition to the Town. Conditions of approval imposed by OSTA may require a modification to the local land use approvals.

Proposed Development

1. It is noted that East Hartford Boulevard North will be extended approximately 2,500 feet to the east and south. This roadway is essential to the successful operation of the Shoppes and must be completed prior to the opening of the Outlet Center and issuance of the certificate of occupancy.
2. The approved development plan included a 1,423 space parking lot that will not be constructed. Identify where these 1,423 spaces will be provided for on the campus. Applicant has indicated the additional spaces will be part of a future application to the town for the PW Engineering building.
3. The study states that the site plan for the relocated Engineering Building and associated parking will be submitted to the Town of East Hartford in the fall. Conditions of approval imposed by OSTA may require a modification to local land use permits associated with this project.

Background Traffic Data

1. The weekday afternoon counts were conducted on Wednesday and Thursday afternoons. Since this is a retail development the afternoon peak hour counts are typically conducted during a Friday afternoon. The developer points to the ATR counts conducted on the Rentschler Field (RF) campus that the afternoon peak volumes occur either on Wednesday or Thursday. Verify that this pattern holds true for the State and Local roads serving the RF campus.

Site Traffic Distribution

1. We have reviewed the August 17, 2015 memorandum addressed to Mr. David Ziaks by Scott Hesketh regarding the amount of Cut-Through traffic presently using Willow Street. While we agree with the conclusion that there is very little cut-through traffic along Willow Street during normal business hours, we still have concerns about what effect the closing Willow Street will have when there is an event at the P&W Stadium. The developer shall demonstrate that he has coordinated with the stadium operators to ensure that the closure of Willow Street does not adversely affect traffic operations associated with the stadium events and the proposed development.

Capacity Analysis and Traffic Impact

1. We have not reviewed the analyses in detail. Depending on the response to comments made above, the results of the analyses may change. Based on a cursory review of the report and Synchro outputs, we note that the default PHF factor of 0.92 was used for all analyses. Actual PHF's should be used or justification given for not using the actual PHF.

Individual Plan Comments

Cover Sheet

1. The sheet index on the cover sheet must list all sheets included in the set by sheet number and title.

Overall Site Plan

1. The future buildings L, M, N & O are shown on the plan along with future parking. Due to their locations and apparent interruption with site circulation as it is currently laid out, it is recommended that all future buildings and parking shall require a revised plan and separate application for the City to review.
2. The parking analysis per section 209.3 V is correct for proposed buildings A-K. Per comment 3 future buildings and future parking counts should be examined under a separate permit with plans and calculations showing the revised parking once the future buildings are fully laid out and the site plan adjusted accordingly.

Grading Plans B

1. The gravel access road to Water Quality Pond #1 is in an illogical location where it terminates at the top of the pond where there is a 3h:1v slope. A better location for the pond access road would be at the east end of the pond where the slope is slope of approximately 6%. Please revise the location of the access road.
2. The gravel access road to Water Quality Pond #2 is in an illogical location where it terminates at the top of the pond where there is a 3h:1v slope. A better location would be at the west end of the pond where there is a flatter slope. The slope at this end varies from 12.5% to 17.5% and should be regraded with a maximum slope of 12%. Please revise.

Drainage Plan B

1. A detail for HDPE flared end sections should be included.

Utility Plan A

1. Building E does not have a sanitary sewer lateral, gas service or electrical/communications services. Indicate or add a narrative as to how the building is serviced on the plans.
2. The Fire Marshal must approve hydrant locations.

Utility Plan B

1. Building F does not have a sanitary sewer lateral, gas service or electrical/communications services. Indicate or add a narrative as to how the building is serviced on the plans.
2. Building G does not have gas service or electrical/communication services. Indicate or add a narrative to the plans as to how the building will be served.

Construction Detail

Sheet 33

1. The details for Type "C" and Type "C-L" catch basins show trap hoods graphically but have no callouts. Add callout to details stating that trap hoods are to be installed on all catch basins.

LS-1-6 - Landscape Plan

General Comment: Add building alphabet labels, label water quality basins and label proposed East Hartford Boulevard – North Extension.

LS-1

1. Perimeter parking NW section at permeable pavers requires planting per 209.1d; address this.

LS-2

1. QB tree at Water Quality Pond No 1 appears to be at water level elevation 34.00; correct this.

LS-4

1. QB tree at Water Quality Pond No 1 appears to be at water level elevation 34.00; correct this.

LS-6

1. Flowering tree sizes inconsistent with requirements of section 227.2b; correct this.

Photometric Plans:

1. The layout of the parking lot end islands does not match the site plan layout in many locations. Please revise.
2. There are proposed light poles shown in the open pavement between rows of parking. Please provide a detail for the light pole bases to demonstrate that the poles will be protected from vehicles.

SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION – Rentschler Field; Site development for a new retail outlet shopping center named “The Outlet Shoppes at Rentschler Field” containing ten (10) new retail buildings totaling approximately 425,000 square feet.

Assessor’s Map#20 Lot#45

Applicant: Hartford Outlet Shoppes, LLC, c/o Horizon Group Properties

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (7-0) to approve** the above erosion and sedimentation control 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. Financial Guarantee to be set in the amount of \$169,019.40.

SITE LOCATION APPROVAL – 70 Tolland Street; Under C.G.S. Section 14-54 for the establishment of a limited repairers license for the operation of a tow storage lot consisting of eighteen (18) indoor spaces, twenty-one (21) outdoor spaces and an office as “A&M Towing Holdings, Inc.”

Assessor’s Map#25 Lot#51

Applicant: Robert Greco/A&M Towing Holdings, Inc.

Upon a motion by Thomas Fitzgerald, seconded by Travis Simpson, the Commission **Voted (7-0) to approve** the above site location 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. Applicant shall be limited to the site plan entitled “Site Plan for A&M Towing Holdings, Inc., 62-70 Tolland Street, East Hartford, Connecticut” having a scale of 1”=30’, dated May 28, 2015 and revised July 24, 2015, prepared by Neriani Surveying, 35 Old Farms Road, Avon, Connecticut, signed by Arthur M. Neriani, L.S. Connecticut License No. 10250.
4. Approved plan shall not be modified or licensing for purposes without written authorization from the East Hartford Town Planning and Zoning Commission.

SITE LOCATION APPROVAL – 1539 Main Street A.K.A 1537 Main Street; Under C.G.S. Section 14-54 business name change for used automobile sales as “Classic Motor Cars.”

Assessor’s Map#14 Lot#286

Applicant: Ozren Jojin

Upon a motion by Thomas Fitzgerald, seconded by John Ryan, the Commission **Voted (7-0) to approve** the above site location 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. Please revise the title to reflect that the plan is for a Site Location Approval instead of "Building Location Dependent Resurvey Site Drawing".
4. Three (3) of the customer parking spaces are located in front of overhead bay doors. Please remove those parking spaces from the plan and add a note indicating that the proposal is a continuation of a nonconforming use.
5. Applicant shall be limited to the site plan entitled "Building Location Dependent Resurvey Site Drawing for Ozren Jojin d.b.a. Classic Motor Cars, 1537 Main Street, East Hartford, Connecticut" having a scale of 1"=20', dated August 27, 2015, prepared by Dubiel Associates, 34 Connecticut Blvd, East Hartford, Connecticut, signed by Richard M. Walton, L.S. Connecticut License No. 16103.
6. Approved plan shall not be modified or licensing for purposes without written authorization from the East Hartford Town Planning and Zoning Commission.

ADJOURNMENT

The meeting adjourned at 7:55 P.M.

Respectfully submitted,

Mary Whaples, Vice Chair