

**REGULAR SESSION MEETING MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 14, 2015**

A Regular Session Meeting of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** was held in Town Council Chambers, 740 Main Street, East Hartford, Connecticut on October 14, 2015.

CALL TO ORDER

The meeting was called to order at 8:29PM.

ROLL CALL

Present:

Peter Bonzani, Chair
Mary Whaples, Vice Chair
Travis Simpson
Paul J. Roczynski
Valentine Povinelli

Absent

Kathleen Salemi, Secretary
Thomas Fitzgerald
John Ryan (Alternate)
Crystal Hernandez (Alternate)
Amy Sawyer (Alternate)

Also Present:

Jeffrey Cormier, Town Planner
Denise Horan, Town Engineer

Chair Bonzani declared a quorum and the Commission would be voting with 5 members.

APPROVAL OF MINUTES

- Design Review – September 23, 2015

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the Design Review minutes for the September 23, 2015 meeting.

- Regular Session – September 23, 2015

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the Regular Session minutes for the September 23, 2015 meeting.

2015 OCT 15 P 1:47
TOWN CLERK
EAST HARTFORD

Richard J. Bonzani

SPECIAL PERMIT USE APPLICATION – 411 Prospect Street A.K.A 110 Connecticut Boulevard and 92 Connecticut Boulevard; Under Section 401.2.s to allow a substance abuse counseling center.

Assessor's Map# 5 Lot#164/180 and Map# 13 Lot#129

Applicant: Eugene Market/First Choice Health Center

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above special permit use application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Revise all applicable Plan Sheets, Application, and supporting documentation to reflect the correct addresses.
4. Verify scale of ½ mile radius map. Graphics don't scale properly.
5. Verify scale of 200' radius map. Graphics don't scale properly.
6. Remove Non Applicable 500' radius and abutters list.

SPECIAL PERMIT USE APPLICATION – 905 Burnside Avenue; Under Section 305.2.g to allow for an additional eight (8) residential units to an existing seventy-two (72) unit multi-family development.

Assessor's Map# 59 Lot# 396A

Applicant: Bret Bowin

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above special permit use application with the following conditions:

1. 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.
2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Demonstrate compliance with Sec. 209.1.d of the regulations relating to landscaping and lighting for new parking areas (0.5 foot candles at property line).

SITE PLAN APPLICATION – 905 Burnside Avenue; Parking lot expansion for an additional twenty-two (22) parking spaces with lighting and landscaping, and new windows on the building for the residential units.

Assessor's Map# 59 Lot# 396A

Applicant: Bret Bowin

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above site plan application with the following conditions:

1. 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.

2. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.
3. Demonstrate compliance with Sec. 209.1.d of the regulations relating to landscaping and lighting for new parking areas (0.5 foot candles at property line).

SPECIAL PERMIT USE APPLICATION – 60 Meadow Street; Under Section 205.1.d to allow for a new 3,500 square foot building addition to house a four (4) bay loading dock for a new wire and cable company, “Arthur J. Hurley Company”.

Assessor’s Map# 4 Lot# 50

Applicant: Bret Bowin

Upon a motion by Mary Whaples, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the above special permit use application with the following conditions:

1. 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.
2. Final plans and drainage report/calculations are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.

SITE PLAN APPLICATION – 60 Meadow Street; New 3,500 square foot building addition on the rear of the building to house a four (4) bay loading dock and associated parking lot improvements for a new wire and cable company, “Arthur J. Hurley Company”.

Assessor’s Map# 4 Lot# 50

Applicant: James M. Clark III

Upon a motion by Travis Simpson, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the above site plan application with the following conditions:

1. 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.
2. Final plans and drainage report/calculations are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.

SPECIAL PERMIT USE APPLICATION – 748 Silver Lane; Under Section 406.2.c to allow indoor commercial recreation use, laser tag, in vacant space adjacent to the “Hall of Fame Silver Lanes” bowling alley.

Assessor’s Map# 34 Lot# 105

Applicant: Anthony J. Reynaud

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the above special permit use application with the following conditions:

1. 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.

2. Final plans and drainage report/calculations are to be signed and stamped (ink & impression) by the Professional Engineer, Land Surveyor, or Architect, as appropriate to the plan sheet.

MISCELLANEOUS

Financial Guarantees

- **SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – 400 Main Street A.K.A Pratt & Whitney, Pad prep work consisting of excavation, soil staging areas for a proposed office building.
Assessor's Maps #20, Lots #45
Applicant: United Technologies Corporation, acting through its Pratt & Whitney Division ("P&W")

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the financial guarantee for the above soil erosion and sedimentation control application be set in the amount of \$300,000.00.

- **211 Riverside Drive: Cellco Partnership dba Verizon Wireless**

Upon a motion by Mary Whaples, seconded by Paul Roczynski, the Commission **Voted (5-0)** to **approve** the release of the site modification financial guarantee for 211 Riverside Drive in the amount of \$1,700.00.

- **210 Goodwin Street: Castanho Development LLC**

Upon a motion by Paul Roczynski, seconded by Travis Simpson, the Commission **Voted (5-0)** to **approve** the reduction of the subdivision financial guarantee for 210 Goodwin Street, in the amount of \$4,090.00, leaving a balance of \$600.00.

ADJOURNMENT

The meeting adjourned at 8:43 P.M.

Respectfully submitted,

Mary Whaples, Vice Chair