

**REGULAR SESSION MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
JUNE 25, 2014**

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 June 25, 2014.

**CALL TO ORDER**

The meeting was called to order at 8:05 PM.

**ROLL CALL**

**Present:**

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

**Absent**

Crystal Hernandez (Alternate)  
Amy Sawyer (Alternate)

**Also Present:**

Michael Dayton, Town Planner  
Denise Horan, Town Engineer

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

**APPROVAL OF MINUTES**

- Regular Session Minutes – June 11, 2014

Upon a motion by Travis Simpson, seconded by Mary Whaples, the Commission **Voted (5-0)** to **approve** the Regular Session Minutes of June 11, 2014. (*Commissioners Salemi and Fitzgerald abstain*)

**MAJOR FLOOD HAZARD APPLICATION FOR DEVELOPMENT** – Under Section 601 to allow relocation and installation of storm-water drainage outfalls associated with the storm-water discharge to Willow Brook on land located at 400 Main Street aka United Technologies Corporation/Pratt & Whitney Division.

Assessors Maps #21 & 22, Lots #1 & 2

Applicant: United Technologies Corporation/Pratt & Whitney Division

Upon a motion by Travis Simpson, seconded by Thomas Fitzgerald, the Commission Voted **(7-0)** to **approve** the above major flood hazard application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer or Land Surveyor who is responsible for the work.
2. Darken existing tree size labels shown on Sheet 3.
3. Since the requirements of maintaining a 0.5% slope will not be met on the proposed storm drainage system, Comply with the requirements stated in the Manual of Technical Design pg. 30, Section H, paragraph 2.
4. Provide a detail for the proposed Culvert Transition point DSN003 Structure. Label inverts, Type, Slope of all existing and proposed drainage on all sheets.
5. Verify equalization structure inverts labeled on sheet 3 with the inverts shown on the detail sheet. Label all TF and inverts on sheet 3.
6. Provide documentation that all permit approvals from Federal and State agencies required for this project have been obtained.
7. Modifications to these plans required for approval of various Federal, State and Local permits will require re-submittal for a modification to this permit.

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – to allow relocation and installation of storm-water drainage outfalls associated with the storm-water discharge to Willow Brook on land located at 400 Main Street aka United Technologies Corporation/Pratt & Whitney Division. Assessors Maps #21 & 22, Lots #1 & 2

Applicant: United Technologies Corporation/Pratt & Whitney Division

Upon a motion by Kathleen Salemi, seconded by Travis Simpson, the Commission Voted **(7-0)** to **approve** the above soil erosion and sedimentation control application with the following conditions:

1. Final plans are to be signed and stamped (ink & impression) by the Professional Engineer or Land Surveyor who is responsible for the work.
2. Darken existing tree size labels shown on Sheet 3.
3. Since the requirements of maintaining a 0.5% slope will not be met on the proposed storm drainage system, Comply with the requirements stated in the Manual of Technical Design pg. 30, Section H, paragraph 2.
4. Provide a detail for the proposed Culvert Transition point DSN003 Structure. Label inverts, Type, Slope of all existing and proposed drainage on all sheets.
5. Verify equalization structure inverts labeled on sheet 3 with the inverts shown on the detail sheet. Label all TF and inverts on sheet 3.
6. Provide documentation that all permit approvals from Federal and State agencies required for this project have been obtained.
7. Modifications to these plans required for approval of various Federal, State and Local permits will require re-submittal for a modification to this permit.
8. Soil erosion and sedimentation control bond set in the amount of \$25,286.00.

**SPECIAL PERMIT USE APPLICATION** – Under Section 302.2(b) to allow a House of Worship on land located at 57 Christopher Court aka 449 Goodwin Street.

Assessors Map #49, Lot 27

Applicant: The Pentecostals of Greater Hartford

*Prior to the public hearing held earlier this evening, a motion by Mary Whaples, seconded by Thomas Fitzgerald, was introduced and the Commission Voted (7-0) to **postpone** the application and **acknowledged** the sixty-five day waiver provided by the applicant.*

**SITE PLAN APPLICATION** – 57 Christopher Court, aka 449 Goodwin Street, Construction of a 15,095 square foot House of Worship, parking lot and associated storm-water drainage system.  
Applicant: The Pentecostals of Greater Hartford, Jon Petoskey

*Prior to the public hearing held earlier this evening, a motion by Mary Whaples, seconded by Thomas Fitzgerald, was introduced and the Commission Voted (7-0) to **postpone** the application and **acknowledged** the sixty-five day waiver provided by the applicant.*

**SOIL EROSION AND SEDIMENTATION CONTROL APPLICATION** – 57 Christopher Court, aka 449 Goodwin Street, Construction of a 15,095 square foot House of Worship, parking lot and associated storm-water drainage system.  
Applicant: The Pentecostals of Greater Hartford, Jon Petoskey

*Prior to the public hearing held earlier this evening, a motion by Mary Whaples, seconded by Thomas Fitzgerald, was introduced and the Commission Voted (7-0) to **postpone** the application and **acknowledged** the sixty-five day waiver provided by the applicant.*

**ADOPTION OF THE PROPOSED PLAN OF CONSERVATION AND DEVELOPMENT,  
PREPARED BY BUCKHURST FISH & JACQUEMART, INC. PLANNING ACONSULTANTS**

Upon a motion by Mary Whaples, seconded by Valentine Povinelli, the Commission Voted (7-0) to **adopt** the final draft of the Town of East Hartford Plan of Conservation and Development, dated June 2014 as prepared by Buckhurst Fish & Jacquemart, Inc. with the following corrections:

1. Change Commissioner Whaples title from “Alternate” to “Vice Chair”; and
2. List John Ryan, Alternate

**DISCUSSION ON THE POTENTIAL CHANGING OF THE SEPTEMBER PUBLIC HEARING MEETING DATE**

Upon a motion by Travis Simpson, seconded by Kathleen Salemi, the Commission Voted (7-0) to **postpone** the September 10<sup>th</sup> public hearing date to September 17<sup>th</sup>.

**DISCUSSION ON POTENTIAL FUTURE ZONING WORKSHOP**

It was the consensus of the Commission to hold a workshop on storage containers and bond regulations on August 27<sup>th</sup> at 5:30PM.

## **MISCELLANEOUS**

- **Matos Group Letter**

The Commission reviewed correspondence from the Matos Group, LLC, dated June 25, 2014, to Michael Dayton, Town Planner regarding the Master Development Plan for Rentschler Field.

It was the consensus of the Commission that, based on the statements set forth in the June 25<sup>th</sup> letter from the Matos Group, the Matos Group is in compliance with the original Master Development Plan for Rentschler Field, which was approved by the Commission at its June 22, 2005 meeting.

- **Bond Release/First Choice Health Center Inc., 92 Connecticut Boulevard**

Upon a motion by Thomas Fitzgerald, seconded by Valentine Povinelli, the Commission voted (7-0) to release the erosion and sedimentation control bond in the amount of \$3,440 for work performed at 92 Connecticut Boulevard.

- **Attorney Frank Leone Letter**

The Commission reviewed correspondence from Attorney Frank Leone who represents JNR Realty LLC, the owner of 91 Church Street dated June 24, 2014 to Gary Zalucki, Assistant Zoning Enforcement Official regarding the use of metal storage containers. The Commission requested town staff to invite JNR Realty and Attorney Leone to the August workshop.

## **ADJOURNMENT**

The meeting adjourned at 8:39 P.M.

Respectfully submitted,

Kathleen Salemi, Recording Secretary