



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved Minutes)

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JULY 14, 2009**

Commissioners Present

Sandra Bobowski
Temple Shannon
John Lupo, Jr.
David Blatt
Edwin Vargas, Jr.
Gabriel Rosenberg

Staff Present

Roger J. O'Brien
Kim Holden
Don Chapman
Jillian Hockenberry

Commissioners Absent

David Jorgensen
Fran Reale

Mr. Roger O'Brien introduced three new planners. Stephanie Krueel, Don Chapman and Jillian Hockenberry.

Chairperson Bobowski called the meeting to order.

Commissioner Rosenberg announced that he is moving to Oregon and resigning from the Commission.

I. Minutes

The minutes of May 26th, 2009 were not available for approval.

The minutes of June 9th, 2009 were unanimously approved on motion made by Commissioner Lupo, Jr., and seconded by Commissioner Edwin Vargas, Jr.

II. Public Hearing

- A. The first public hearing for 2165-2169 Main Street was postponed until July 28th, 2009.
- B. **901, 909, 941 Main Street** – Special Permit Amendment to consider design changes to the rooftop restaurant structure and egress at 901 Main Street of the special permit to renovate a 9-story commercial building and attached buildings

into a mixed use commercial and 100 residential unit building with off-site parking and for an extension of time to complete the rooftop improvements.

Chairperson Bobowski called the public hearing to order.

Mr. Roger O'Brien described the three previous design proposals for the egress of the rooftop restaurant along with the most current design being proposed at this meeting.

Chief Staff Planner Kim Holden described in further detail the design changes proposed for the egress of the rooftop restaurant along with the facade of the building.

Mr. Roger O'Brien stated that Mr. Stephen Varenhorst was asked to discuss some adjustments made to the materials that will be used on the front of the building because it was brought up at the Design Review Board meeting earlier that day.

Mr. Stephen Varenhorst presented the application further and answered questions. He also described the construction schedule and explained the reasons for keeping the window on the front of the building in its original form.

Mr. David Nyburg discussed the practicality of the changes being proposed and discussed the timeline.

Commissioner Bobowski closed the public hearing.

III. Regular Meeting

The Commission considered the following items from the public hearing:

- A. 901, 909, 941 Main Street – Special Permit Amendment to consider design changes to the rooftop restaurant structure and egress at 901 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use commercial and 100 residential unit building with off-site parking and for an extension of time to complete the rooftop improvements.

On a motion made by Commission Lupo, Jr., and seconded by Commissioner Rosenberg, the following resolution was approved:

Whereas, The Planning and Zoning Commission has reviewed a special permit amendment for design changes to the rooftop restaurant structure and egress at 901 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use with off-site parking and has requested an extension of time to complete the improvements for the entire building; and

- Whereas, As part of the previous approval the Planning and Zoning Commission a set deadline of February 1st, 2009 for the improvements to be completed on the rooftop at 901 Main Street. Further, the Commission set a deadline of September 9th, 2009 to complete all improvements on the building; and
- Whereas, Staff recommends approval of a proposed egress plan including the new stair tower on the roof deck; and
- Whereas, The applicant has indicated that the items noted in the field inspection will be addressed; and
- Whereas, Staff recommends approval of the design changes on the façade of the building including, the design modifications of the 901 Main Street façade with adjustments to save the existing windows; NOW THEREFORE BE IT

RESOLVED: That the Planning and Zoning Commission approves the design changes shown on the plans entitled 901, 909, 941 Main Street Phasing Diagram dated June 25th, 2009, with a completion date of all proposed improvements of September 9th, 2009, with the following conditions:

1. That both the spandrel and the area above the spandrel be replaced with the replicated limestone material for all windows on the second floor of the façade.
2. That a plan be submitted for the metal fascia on the top of the north side of the building and the stucco on the top of the south side of the building and the repair of the flashing and roofing paper that is visible from the street.
3. That the duct on the rear of the building be closed in.
4. That the applicant submit a sign package with sign details separate from this application.

The following Commissioners voted affirmatively: Bobowski, Shannon, Lupo Jr., Blatt, Vargas, Jr., and Rosenberg.

B. Site Plan Review

- i. **43 Lincoln Street** – Conversion of a two-family dwelling into a three family dwelling.

Principal Planner Don Chapman presented the application and answered questions.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the following resolution was approved:

Whereas: The Planning and Zoning Commission has reviewed the application to expand the two family residence into a three family residence; and

Whereas: The proposed conversion of the two family apartment building is consistent with both the zoning regulation and the surrounding development; and

Whereas: The contained in the apartments' front and side yards easily satisfies the open space requirements; and

Whereas: The site is consistent with the R-3 district with regard to lot width, lot area and lot frontage; Now Be It

RESOLVED: That the Planning and Zoning Commission hereby approves the application and site plan for the expansion of a two family home into a three family home located at 43 Lincoln Street, in Hartford, CT.

List of Drawings:

Site Plan entitled "Third Floor Apartment, 43 Lincoln Street, Hartford, CT For: John and Carmel Austen, "dated, 12 June 2009, scale 1"=50', prepared by The Architects, Robert B. Hurd, AIA, 56 Arbor Street, Hartford, CT 06106, With the following conditions:

1. The applicant submits a revised site plan showing additional landscaping to the rear of the apartment building.
2. The applicant repairs sidewalk in front of the residence.

The following Commissioners voted affirmatively: Bobowski, Shannon, Lupo Jr., Rosenberg, Vargas Jr., and Blatt.

IV. New/Old Business

Mr. David Blatt presented an overview of a conference called, "Managing Wet Weather with Green Infrastructure", and his thoughts about implementing some of the concepts that were discussed within Hartford.

Mr. Roger O'Brien further discussed the conference in detail and referenced an "iQuilt" project created by architect, Doug Suisman.

Meeting adjourned.

Respectfully submitted,

Roger J. O'Brien