



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

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**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION  
TUESDAY, SEPTEMBER 22, 2009**

**Commissioners Present**

Sandra Bobowski  
Temple Shannon  
John Lupo, Jr.  
David Blatt

**Staff Present**

Roger J. O'Brien  
Kim Holden  
Jonathan Mullen

**Commissioners Absent**

David Jorgensen, Alternate  
Edwin Vargas, Jr.  
Fran Reale  
Gerry Pleasant, Alternate

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Chairperson Bobowski called the meeting to order.

**I. Minutes of September 8, 2009**

On motion made by Commissioner Lupo, Jr., the minutes of September 8, 2009 were postponed until the next meeting. All Commissioners voted in favor.

**II. Public Hearing**

Chairperson Bobowski opened the public hearing. Mr. Roger O'Brien read the legal notice and Commissioner Bobowski read the rules of conduct.

Mr. O'Brien stated that 89 Arch Street and 860 Maple Avenue would not be going forward as they are incomplete.

- A. 240 Brainard Road** – Inland Wetland and Watercourses permit application for excavation, roadway construction, drainage improvements and other construction of wastewater treatment facilities within the 100 foot upland review area.  
Applicant- The Metropolitan District Commission

Principal Planner Jonathan Mullen presented a summary of application and answered the Commissioners questions.

In response to questions:

Elaine Sistare, from CDM, stated that they are aware of the height restrictions and different permits required for construction. She also stated that none of the construction is within 100 feet of the upland review area and that none of the new buildings will be taller than the ones that already exist.

Louise Guarnaccia, from The Metropolitan District Commission, stated that none of the facility currently being built is within FAA's area of interest in terms of adjacencies. She also stated that there has been frequent communication between the MDC and FAA because construction will eventually be done in an area adjacent to the airport runways in a few years.

Commissioner Blatt asked what the functions of the new construction are.

Ms. Sistare described the components of the new construction. The demolition of the composting building foundation will make room for the aeration and final settling tanks project. That project provides secondary treatment for the wastewater by trying to clarify and reduce biological activity before discharging it into the adjacent river. The incinerator upgrades burn wastewater sludge and the heat recovery building recovers some of the energy used during that burning process. The UV disinfection systems eliminate the need for chlorine gas for disinfection during the final wastewater treatment step.

Commissioner Bobowski closed the public hearing.

### **III. Regular Meeting**

#### **a. Consideration of Public Hearing Items**

The Commission considered the following items from the public hearing:

- i. **240 Brainard Road** – Inland Wetland and Watercourses permit application for excavation, roadway construction, drainage improvements and other construction of wastewater treatment facilities within the 100 foot upland review area. Applicant- The Metropolitan District Commission

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

Whereas, The Planning and Zoning Commission, in its role as the Inland Wetlands Agency has, under Section 9.1 of the Inland Wetlands and Watercourses Regulations, reviewed an application for a wetlands permit for improvements to the Hartford Water Pollution Control Facility (HWPCF) in the 100 upland review area located at 240 Brainard Road; and

Whereas, The MDC proposes four improvement projects at the Hartford Water Pollution Control Facility as part of its Clean Water Project

Whereas, All of the proposed activities will have a portion that takes place within the 100 foot upland review area of wetlands; and

Whereas, The total disturbed area for the site will be approximately 1.8 acres (78,400 square feet); and

Whereas, The proposed activities will affect the 100 foot upland review area of the wetlands located in the drainage ditch at the southern boundary of the property; and

Whereas, A soil erosion control plan will be implemented to prevent any disturbance by the proposed activities to designated wetland areas; Now Therefore Be It

RESOLVED: The City of Hartford Planning and Zoning Commission, in its capacity as the City's Inland Wetlands Agency, hereby approves the wetlands permit for improvements to the Hartford Water Pollution Control Facility (HWPCF) in the 100 upland review area located at 240 Brainard Road as depicted in the submission package entitled "The Metropolitan District Hartford County, Connecticut Wetland Permit Application and Attachments Volumes 1 and 2, Hartford Water Pollution Control Facility Improvements Part 1: Demolition of Former Compost Building Foundation, Part 2: Aeration and Final Settling Tanks, Part 3: UV Disinfection Facility, Part 4: Incinerator NO 3: Upgrades and Heat Recovery Facility" dated August 21, 2009, prepared by the Metropolitan District Commission, 555 Main Street, Hartford, CT 06142-0800.

RESOLVED: This Twenty Second Day of September, 2009.

All Commissioners voted in favor of the motion.

A discussion occurred amongst the Commissioners and Ms. Guarnaccia regarding the Clean Water Project.

- ii. **815-817 Wethersfield Avenue**- Special Permit- Construction of a twenty-four unit residential housing building and associated parking in a residential district. B-4 and R-6 districts. Applicant- Cardinal Realty

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon, the application was taken off the table.

A discussion occurred amongst the Commissioners regarding the merit of the application.

A discussion occurred amongst the Commissioners regarding what type of conditions could be put on the application in order for it to be approved. Some of the suggestions offered were installing fencing between the neighbors and the property and posting a maintenance bond every year in order to make sure the property is maintained on a regular basis.

On a motion made by Commissioner Lupo, Jr., the application was tabled until the next meeting.

All Commissioners voted in favor of the motion.

#### **IV. Adjournment**

Meeting adjourned.

Respectfully submitted,

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Roger J. O'Brien, Secretary