



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

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 13, 2009**

Commissioners Present

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

Staff Present

Roger J. O'Brien
Jonathan Mullen
Beverley Jackson

Commissioners Absent

David Jorgensen
Fran Reale

Chairperson Bobowski called the meeting to order.

On a motion made by Commissioner Lupo, Jr. and seconded by Commissioner Shannon, the Commission voted to take the Agenda out of order.

I. Minutes

On a motion made by Commissioner Lupo, Jr. and seconded by Commissioner Blatt the minutes of December 9, 2008, were approved with changes.

II. Site Plan Review

A. 43 Hillside Avenue, Approval of location for a used car dealer.

Jonathan Mullen, Principal Planner presented the application and answered questions.

Jonathan stated the applicant is Paul Pizzo of PNK, LLC. The property is a .142 acre lot located on Hillside Avenue in the Behind the Rocks neighborhood. The building is a one story brick structure with two garage bays. The building was built around 1940 and has been used for auto sales and repair. The site is located on the west side of Hillside Avenue in the B-3 zoning district. The building is located on the western side of the lot. The entrance to the property is through curb cut to allow access. Previous approvals have included 6 parking spaces for displayed automobiles. There is a 4 foot high chain link fence that encloses the front parking lot. The building line is set back 15 feet from the sidewalk. There is a pole in the northeastern portion of the parking lot that has three lights on it that will be used to light the parking lot. Staff visit revealed that the parking lot is not striped and has been cleaned up significantly.

Staff recommends approval subject to the applicant striping the parking spaces and that the applicant place substantial concrete planters between the building line and the fence.

Commissioner Bobowski asked Mr. Pizzo if he has any problem with the conditions and Mr. Pizzo stated no.

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

Whereas, The applicant has requested an Approval of Location to operate a used car sales at 43 Hillside Avenue under Section 14-54 of the Connecticut General State Statutes; and

Whereas, The proposed business is located in a linear business zone which is an appropriate location for the use; and

Whereas, The exterior of the property has been kept clear of business related debris; and

Whereas, The proposed business will not have an adverse impact in the immediate area in terms of traffic and access; Now, Therefore Be It

Resolved: That the Planning and Zoning Commission approves the application for an Approval of Location to operate a Used Motor Vehicle Dealership at 43 Hillside Avenue as shown in the layout entitled "Dependent Resurvey License Application Drawing Prepared for Paul Pizzo, 43 Hillside Avenue, Hartford, Connecticut", prepared by The Bongiovanni Group Inc. Land Surveyors, 170 Pane Road, Newington, CT 06111; dated March 14, 2005, revised January 7, 2009, with the following conditions;

1. All repair work will occur inside the structure.
2. Discarded, disassembled and loose parts or refuse will be stored inside the structure or in an enclosed or screened area outside the structure.
3. Inoperable vehicles will be stored inside the structure.
4. All outside storage structures are properly permitted.
5. All vehicles being repaired shall be stored inside overnight.
6. All parking spaces are clearly striped and numbered.
7. Concrete planters are placed between the building line and the fence to act as a buffer for the street.

And Be It Further

RESOLVED: That the Director of Planning is authorized to sign the site plan and the K-7 State of Connecticut form.

RESOLVED: This thirteenth day of January, 2009.

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

B. 501 Farmington Avenue, demolition of an existing restaurant, and construction of a new restaurant, and associated parking pedestrian plaza.

Jonathan Mullen, Principal Planner presented the application and answered questions.

Jonathan stated that 501 Farmington Avenue has been occupied by Kentucky Fried Chicken restaurant since 1983 and has been used for commercial purposes for 40 or more years. The applicant has been working with the West End Civic Association to create a pedestrian friendly design for the new structure and has also been working with the City of Hartford on the design of the sidewalk and proposed bus shelter. The site is in the B-4 zoning district, it is a .443 acre lot. The applicant proposes to demolish the current KFC and construct a new one. The new restaurant will feature parking exclusively in the back. The entrance to the property will be on the east side of the property and will run around the back. It will have 13 parking spaces, 12 normal and 1 handicap spot. There will be a concrete island that will create a circular flow of traffic

Nicole Ashbort from John Martin Architect gave an additional overview of the property. She stated that Plantings consist of two street trees in the front, couple ornamental flowering trees in the back. Three shoe box lighting will be left in the parking lot for security and the remainder of the lights will be on the building. A chain link fence is being proposed around the back of the property.

Commissioner Vargas noted that he loved the design.

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

Whereas, The Planning and Zoning Commission has reviewed the plans for the construction of a new restaurant located at 501 Farmington Avenue; and

Whereas, The pavers, planters, landscaping and new building orientation give the new restaurant a pedestrian friendly element; and

Whereas, The proposal meets the requirements of the B-4 district with the exception of the vestibule that is allowed by a variance granted by the ZBA; and

Whereas, The applicant has agreed to use high quality durable building material including brick siding, concrete pavers, and aluminum flashing and sunshades; and

Whereas, The proposal was recommended for approval by the Design Review Board; and

Whereas, The proposal is consistent with the City of Hartford Plan of Development; and Now, Therefore Be It

RESOLVED: That Planning and Zoning Commission the approves of the plans entitled “KFC Restaurant 501 Farmington Avenue, Hartford, Connecticut” prepared by Lenard Engineering Inc 140 Willow Street Winsted, CT

06098, dated September 10, 2008, revised December 3, 2008 with the following conditions:

1. The bus stop is reviewed separately as part of the Farmington Avenue Streetscape Project.
2. The signage is reviewed separately as part of the sign application process.

RESOLVED: This Thirteenth Day of January

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

C. 116 Bond Street, conversion of a single family dwelling to a two family dwelling.

Jonathan Mullen, Principal Planner presented the application and answered questions.

The site is a single family house that was built in 1910. It is located on the north side of Bond Street between Franklin Avenue and Maple Avenue, in the Barry Square neighborhood. The block is predominately two family and three family houses. There are two 6 unit apartment buildings to the east of the property. The property is located in the R-4 zoning district, a low density residential district. The parcel is 8,660 square feet. The house is built on a block that was constructed between 1900 and 1920, with one house being built in 1885. The apartment building to the east of the subject property is built in 1980. A site visit showed that there is an unregistered truck in the backyard, and pile of rubble and debris. The proposal itself is to convert a single family house into a two family house. The second floor porch will be closed to create a large closet. There is a proposal to add another bedroom on the third floor for the second floor apartment. The third floor window will be removed and a door will be installed. The proposal meets all the requirements concerning front, side, and rear setback, height, lot occupancy, parking and lot width.

There is a vernacular style of architecture and is typical of the era in which it was built and very common in this neighborhood.

Staff is recommending approval with one condition that the security lights be installed at each entryway.

Commissioner Bobowski asked why is the outside staircase going to the third floor which will be a bedroom. Gerry stated that there is an interior staircase to the third floor from the second floor.

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

Whereas, The Planning and Zoning Commission has reviewed the site plan to convert a single family house to a two-family house and construction of an outside stairway on the east side of the building at 116 Bond Street; and

Whereas, The lot is a conforming lot of record; and

Whereas, The proposal meets all the legal requirements of the R-4 zone regarding lot size, lot coverage, parking, open space, building height, and front, side, and rear setback; and

Whereas, The proposal is contextual in size, scale, and materials with other houses on the street; and

Whereas, The proposal is consistent with the City of Hartford Plan of Development; Now, Therefore Be It

RESOLVED: That the Planning and Zoning Commission hereby approves the survey map entitled "Site Plan Section and Details, Single Family to Two Family, 116 Bond Street" dated 11/29/08 by Inga Consultant Engineers, and drawings entitled "Single Family to Two Family, 116 Bond Street" by Glendale, pages A-1 through A-3 dated 07/06/07, with six revisions to page A-2 dated 12/08; with the following conditions:

1. That security lighting be installed at each entryway
2. The number of parking spaces in the rear yard be limited to 4; And Be It Further

RESOLVED: This thirteenth day of January, 2009.

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

D. CGS Section 8-191 Consistency Review & CGS Section 8-24 Acquisition/Disposition of Properties-Parkville Municipal Development Plan (MDP).

The 295-acre Parkville Municipal Development Plan (MDP) Project Area (Map 1) is located in a neighborhood on the west side of Hartford that is a mix of small businesses, industry, offices and residences. The neighborhood's manufacturing past, spurred by the presence of the railroad, was impacted by construction of I-84 and the exodus of manufacturers from the state in the 1960s and 70s. The remnants of this industrial past are coming alive again as the area capitalizes on its period architecture and I-84 access. Park Street continues to be a vibrant commercial area, with its physical appearance greatly enhanced through the city's façade improvement program. The area boasts a critical mass of restaurants featuring Portuguese and Spanish foods. In recent years New Park Avenue and Flatbush Avenue have experienced major redevelopment initiatives through the coming of Stop & Shop, at the former Royal Typewriter site, Charter Oak Marketplace, occupying a portion of the former Charter Oak Terrace public housing complex and Bow-Tie Theatres on one of the former Heublein Corporation parcels. Continuing the momentum built by the transformation of 56 Arbor Street into an eclectic mix of office and art space, a private developer has invested in 1429 and 1477 Park Street, once the home of Hartford Rubber Co. and Barridon Corporation, respectively.

The New Britain-Hartford Busway, proposed to have three station locations available to Parkville, will provide increased accessibility and present more opportunities for economic growth along New Park Avenue, Park Street, and the industrialized Bartholomew Avenue corridor through transit-oriented development.

The Bartholomew Avenue corridor, beginning at Park Street and ending at Olive Street, forms the spine of a very active industrial-business sector of Parkville. The intersection of Hamilton and Bartholomew forms its main crossroad. This sector, inclusive of Arbor Street to the north, is comprised of more than 60 acres of land and in excess of 50 businesses. Similar to many urban industrial areas, this area also includes residential enclaves that continue to provide a local labor force for businesses in the area. The residents living within Parkville reflect an incredible diversity of cultures including Brazilian, Thai, Portuguese, Vietnamese and Spanish.

Since the completion of the Neighborhood Revitalization Plan in 1998, the City of Hartford and the Parkville Revitalization Association have worked proactively to improve the area economically as well as aesthetically. The neighborhood provided the primary impetus for the completion of “Shifting Gears: Parkville Industrial Corridor” which studied the industrial sector and “Picture It Better Together” directed toward physical improvements and enhancing pedestrian and bicycling connections and since has become an active participant in on-going planning for the New Britain-Hartford Busway. In 2002 the “Parkville Economic Opportunities Report” was commissioned by the Parkville Neighborhood Revitalization Association to focus more intently on revitalization and economic development. With Urban Act funding supplemented by the Connecticut Economic Development Fund, this report analyzed market and real estate conditions along the Park Street, New Park Avenue and Capitol Avenue corridors and assessed the redevelopment potential of Bartholomew Avenue. A series of recommended actions set the course for implementation. In the interim, City planning staff researched various approaches to allowing housing in older industrial buildings. As a result, the City adopted Industrial Reuse Overlay District regulations. In May 2003, these regulations were used for the redevelopment of 1407 and 1429 Park Street. Not wanting to lose momentum, the City and the neighborhood decided to pursue state funding. Representatives of the Connecticut Department of Economic and Community Development (DECD) were given a tour of Bartholomew Avenue. With assistance from CEDF, City and neighborhood representatives subsequently visited several of DECD’s successes in New Haven and Bridgeport to gain an understanding of the use of state statutes in securing a state planning grant and preparing a MDP. In 2004, the City submitted a pre-application to DECD for a planning grant to implement specific goals.

On a motion made by Commission Vargas, and seconded by Commissioner Blatt, The following resolution was unanimously approved as amended:

Whereas, The Planning and Zoning Commission, under Chapter 132, Section 8-191 of the Connecticut General Statutes, has reviewed the Parkville Municipal Development Plan for consistency with the Plan of Development of the City of Hartford, and

Whereas, The Planning and Zoning Commission, under 8-24 of the Connecticut General Statutes, has reviewed the acquisition/ disposition plan of the Parkville Municipal Development Plan, and

Whereas, The Planning and Zoning Commission, under Chapter 588 L

of the Connecticut General Statutes, has reviewed the acquisition/
disposition plan of the Parkville Municipal Development Plan,
and

Whereas, The Parkville Municipal Development Plan is consistent with the
Plan of Development's recommendations for the area, and

Whereas, The old Spaghetti Warehouse building and the Power Plant be included as
an additional project; and

Whereas, The proposed acquisition/disposition of ten properties for the
the project is consistent with the Plan of Development, Now,
Therefore, Be It

Resolved: That the Planning and Zoning Commission, hereby finds that
the Parkville MDP Plan is consistent with the
recommendations of the Plan of Development, Be It Further

Resolved: The Planning and Zoning Commission, under Chapter 588, Section
32-224 C of the Connecticut General Statutes, hereby recommends
approval of the eleven (11) acquisition/disposition activities contained
in the Parkville Municipal Development Plan.

Resolved: This 13th day of January 2009

IV. New/Old Business

Meeting adjourned.

Respectfully submitted,

Roger O'Brien, PhD, AICP
Secretary