



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

---

---

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION  
TUESDAY, JANUARY 27, 2009**

**Commissioners Present**

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

**Staff Present**

Roger J. O'Brien  
Kim Holden  
Jonathan Mullen

**Commissioners Absent**

David Jorgensen  
Fran Reale

---

---

Chairperson Bobowski called the meeting to order.

**I. Minutes**

On a motion made by Commissioner Lupo, Jr. and seconded by Commissioner Vargas, Jr., the minutes of January 13, 2009, was approved.

**II. Public Hearing**

**A. 50 Church Street, Special Permit-Renovation and expansion to the Hartford Stage Theater and lobby.**

Secretary O'Brien stated that there are some issues that still have to be dealt with and suggests that the commission open the public hearing, continue and re-notice it. He also suggested that the commission allows anyone that is here and not able to come back to allowed them to speak on the issue tonight. No one spoke.

Roger stated that since no one is here to speak the commission could move to postpone, rather than open the item. Commissioner Vargas, Jr., moved to postpone and Commissioner Lupo, Jr., seconded.

Applicant chose to open and continue the application.

Secretary O'Brien read the legal notice and Chairperson Bobowski read the rules of conduct.

Commissioner Lupo, Jr., made a motion to continue the public hearing and Commissioner Vargas, Jr., seconded. All Commissioners present voted to continue the public hearing.

Chairperson Bobowski continued the public hearing.

**B. 214-269 High Street, and 11-31 Atlantic Street-Special Permit-New Public Safety Complex. Rehabilitation of the existing building and construction of an addition to the Second North District School and construction of a parking garage.**

Chairperson Bobowski called the public hearing to order.

Secretary O'Brien read the legal notice and Chairperson Bobowski read the rules of conduct.

Kenneth Schwartz, Planning Staff stated that the application is to approve some building demolition on the site. The Design Review Board and the Hartford Historic Preservation Commission have reviewed the project. It will house the Police Department, the Fire Department, Emergency Management and 911 Dispatch. There is some planting along Walnut Street to act as a buffer to the garage. It is anticipated that the Emergency Management and 911 Dispatch facilities will require two way traffic movements on High Street. A Traffic Impact Study would be required for surrounding intersections.

Ken stated that five conditions on the suggested resolution have been met.

Charlie Crosini, Project Manager on the project stated that this is renovation on the existing school building that was present on High Street. 911 Dispatch center will be in that building, All Police activity will be housed here with the exception of two Divisions, the Narcotics Division and Internal Affairs Division, which will stay at Jennings Road. Jennings Road will house all the training facilities for Police and Fire. The parking is one level; the lower level is at ground level. The upper level is the same elevation as the upper part of Walnut Street near the bridge.

Doug Roberts, Project Manager from JCJ explained the features on the site and Lynn Lesniak, Project Manager from JCJ is also present. The property is comprised of the existing building renovation of 46,000 sq. ft of the former Second North Central District School, 98,000 sq. ft of new construction along with a 136-car parking garage. On site, 397 parking stalls will be provided. A computer model rendering of the campus was shown from the South East looking North West. Isham Terry House is in the lower left hand or Southwest corner of the site, and that they intentionally built the new construction behind the Isham Terry House to keep the former Second North District School to preserve the street edge along High Street and feature the historic buildings along the property. In the forecourt they have created visitor parking, all parking to the west of the existing building will be controlled by the nature of the use of the facility. There is an agreement between the City and Isham Terry House to allow them use of the forecourt parking for their visitors, since they are open only on weekends. They will be providing an ornamental metal fence with brick tiers to create a streetscape along High Street, which also wraps around the corner on Walnut Street. They will include the restoration of the roof tile

The last image presented showed a view along Walnut Street. They have incorporated comments they received from the Historic Commission as well as Design Review. They have extended the brick panels; the intent is to secure the police cruisers so that they are not subject to vandalism and created an articulated brick façade. They have heightened the amount of landscaping along the walkway to soften the appearance along Walnut Street

Commissioner Rosenberg asked if the facility will be used 24 hours a day and Mr. Crosini stated yes, Police Department is 24-7, although staffing level goes down at night time and the Fire Department has more activity during the day time and less at night. They are putting in a very sophisticated control system in the building, which will allow control by area and by occupancy.

Tina Czaczkes, of Nonna's, LLC wants to know who is paying for this, does the City have the money and how will we be addressing Main Street and all the empty parking lots.

Commissioner Lupo also wanted to know if there is federal money to support the Safety Complex, possibility of tax incentives and so forth.

Mr. Crosini stated that there are a couple of things that they have received federal grants for. Things associated with homeland security, particularly the Dispatch Center, the Emergency Operations Center, which is used by the City of Hartford but has also become a back-up for East Hartford, both 911 and the Emergency Operations Center, there is federal money for that. There is a request by the Mayor to the Obama administration for some of the funds for Infrastructure. It is job producing. 1200 jobs will come out of this project; programs will be set aside for minority workers. The Connecticut Clean Energy Entity Fund will provide one million dollars for the Fuel Cell, and because they are a utility, they will employ a gas rate that is different from other utilities in the area, they will be paying a lesser amount for their gas.

Chairperson Bobowski closed the public hearing.

### **C. 46 Francis Avenue, Approval of location for used car sales**

Chairperson Bobowski called the public hearing to order.

Secretary O'Brien read the legal notice and Chairperson Bobowski read the rules of conduct.

Jonathan Mullen, Principal Planner, presented the application and answered questions. The property is a .253 acre lot located on Francis Avenue in the Parkville neighborhood. The building has two parts, one part is the garage, where used auto will be taking place. The residential portion of the building is a small apartment above the south portion of the structure. The applicant indicated that the apartment has been occupied by several different tenants over the last 60 years. There are two curb cuts to access the property. The first curb cut is located at the southwest corner of the property which leads to a driveway that provides access to the rear of the lot along the southern property line. The second curb cut is located at the northwestern corner of the lot, and it provides access to 4 parking spaces. Adjacent uses include manufacturing building to the North, a two story, two family house to the South and railroad tracks to the East, a two story, four family

house to the West. The applicant proposes to have a used car sales business on the property. This use would be a continuation of the current use of the property.

The applicant proposed to show 10 cars inside the industrial portion of the building, behind that will be a work area, a bathroom, a staircase that will lead up to the second floor of the structure which will include an office for auto sales and a separate bathroom. The other portion of the building will be more for storage. The sale of used automobiles is a permitted use in the I-2 district. The structure meets all the standards of the district except for lot size, records indicate the lot is a legal non-conforming lot.

Staff site visit indicated that the parking spaces are not striped currently and it is the opinion of the staff that the residential use needs to be monitored on a yearly basis to ensure that it is suitable for tenants to occupy. Staff recommends that the use be approved with the following conditions: that the residential use be inspected annually by housing, building inspectors, as well as the fire marshal, that the applicant stripe the parking spaces, and the removal of all inoperable/unregistered cars from the lot, before business is allowed to open.

An appropriate resolution is attached with the normal conditions that we have for approval of location. The following two conditions were added to those conditions:

1. The residential portion of the structure is inspected on an annual basis by housing, building, and fire officials.
2. All existing unregistered/inoperable cars on the site are removed before business can open.

Staff recommends approval with the conditions.

Mr. Raymond Casavant spoke, representing Viviana Casavant. Mr. Casavant stated that he is the owner of the building and a member of the NRZ, which is in favor of the proposal.

Commissioner Bobowski asked if this is an application for used car sales, not repair. And Mr. Casavant stated yes. He states that they have met all the criteria of the City of Hartford.

Chairperson Bobowski closed the public hearing.

### **III. Regular Meeting**

#### **1. Consideration of the Public Hearing Items**

The Commission considered the following items from the public hearing:

##### **A. 214-269 High Street, and 11-31 Atlantic Street-Special Permit-New Public Safety Complex. Rehabilitation of the existing building and construction of an addition to the Second North District School and construction of a parking garage.**

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 plans entitled New Facility and Renovations, Hartford Public Safety Complex,

Design Review Board and Planning and Zoning Submittal prepared by JCJ Architects, Inc. dated December 10, 2008, and

Whereas, The project will centralize the administrative functions of the Police Department and the Fire Department; and

Whereas, The project adaptively reuses a Historic Building and incorporates it into a cohesive ensemble of buildings, and

Whereas, The scale and massing of the buildings will complement the Downtown North Historic District, and

Whereas, The project will encourage development north of Route 84, Now Therefore Be It

RESOLVED; The Planning and Zoning Commission approves the Special Permit for the Hartford Public Safety Complex dated August 13, 2008 with the conditions:

1. City Engineer reviews the discontinuance of utilities within the abandoned portion of Atlantic Street
2. The impact to traffic generated by the Public Safety Complex as well as the impact on intersections in the area be reviewed by the City Engineer, the Planning Division, and DPW staff.
3. The applicant submits an illumination study to Planning for their approval.
4. The applicant revise the landscaping plan for the area in front of the parking garage on Walnut Street
5. The applicant revises the sidewalk on the plans adjacent to the Isham Terry House..
6. The applicant add more articulation of the exterior wall of the parking garage facing Walnut Street

RESOLVED: This twenty-seventh day of January 2009

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

### **C. 46 Francis Avenue, Approval of location for used car sales**

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

Whereas, The applicant has requested an Approval of Location to operate a used car sales at 46 Francis under Section 14-54 of the Connecticut General State Statutes; and

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

Whereas, There is a residential portion of the property that has been in existence for approximately 60 years; 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 46 Francis Avenue as shown in the layout entitled “Zoning Location Survey of 46 – 50 Francis Avenue Hartford, Connecticut Prepared for Viviana Hidalgo,” prepared by Oswald Blint Surveying 96 Giddings Avenue Windsor, Connecticut, scale 1 inch equals 20 feet, dated December 17, 2008, with the following conditions;

1. The residential portion of the structure is inspected on an annual basis by housing, building, and fire officials.
2. All repair work will occur inside the structure.
3. Discarded, disassembled and loose parts or refuse will be stored inside the structure or in an enclosed or screened area outside the structure.
4. Inoperable vehicles will be stored inside the structure.
5. All outside storage structures are properly permitted.
6. All vehicles being repaired shall be stored inside overnight.
7. All parking spaces are clearly striped and numbered.
8. All existing unregistered/inoperable cars on the site are removed before the business can open.

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 twenty seventh day of January, 2009.

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

## **2. Site Plan Review**

### **A. 3281 Main Street, Façade Improvement to the storefronts.**

Principal Planner Jonathan Mullen presented the application and answered questions.

The following is an application to improve the façade at 3281 Main Street, corner of Tower Avenue and Main Street in the northeast neighborhood; it’s in a B-3 zone. The applicant has been working with the City Façade Program since the spring of 2008 to come up with a façade for the building. The .915 acre lot has approximately 14280 square foot building located in the center. The southern portion of the building houses three businesses while the northern portion of the building is currently empty. Adjacent uses is a used auto dealer to the North, a nightclub to the South, an office/warehouse building being used as a church to the East and a vacant lot to the West. The project proposal is to renovate the entire

façade of Main Street frontage of the building. According to section 371 (a) of the Hartford Zoning Regulations, alterations to more than 50% of the façade of a building in a B-3 zoning district require approval from the Planning and Zoning Commission.

Jim Vance with James Vance & Associates also gave an overview of the project.

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

WHEREAS, The Planning and Zoning Commission has reviewed the application for alterations to more than 50% of a buildings façade located at 3281 Main Street; and

WHEREAS, The design elements for the façade will add new and positive aspects of size scale and character to the North Main Street corridor; and

WHEREAS, The renovations to the building façade for this project will bring a strong street presence to a prominent intersection on Main Street; and

WHEREAS, The application was reviewed and recommended for approval by the Design Review Board; and

WHEREAS, Proposed are two alternates, both which bring positive and desirable improvements to the façade; Now Therefore Be It

RESOLVED: The City Of Hartford Planning and Zoning Commission hereby approves the elevation drawings for improvement to more than 50% of the façade of the building located at 3281 Main Street, entitled “Existing Conditions Façade Program Study, Plan/Elevation Study page 1, and Plan Elevation Study page 2” prepared by James Vance & Associates, 51 Gillette Street Hartford, CT 06105, dated November 14, 2008, revised November 21, 2008.

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

#### **IV. New/Old Business**

Roger stated that Mr. Nyberg will be filing a request to extend his February 1, 2009 deadline to address the rooftop structure at 901 Main Street.

Meeting adjourned.

Respectfully submitted,

---

Roger O'Brien, PhD, AICP  
Secretary