



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 10, 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
Kim Holden

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 Blatt the minutes of January 27, 2009 were approved.

II. Public Hearing

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

Chairperson Bobowski called the public hearing to order.

Commissioner Bobowski stated that we opened 50 Church Street on January 13, 2009 and we are going to continue it.

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

Chief Staff Planner Kim Holden presented the application

Kim introduced Mr. Mitchell Kurtz who will go over the design of the expansion.

Mr. Kurtz, Architect on the Hartford Stage project, stated that the application is for a Special Permit in the B-1 district as a result of alteration to the building located on the north side of Church Street. The original building by Robert Venturi has an addition, which extends east thirty feet (as shown on map). The program part of the addition is an

expansion of the lobby and public services. The inside is modified to reorganize the seating. On the outside the message from Hartford Stage to Hartford Stage Community is "Welcome." Modification to the second floor and first floor increase the glass area of the building. Additional glass will animate the streetscape by allowing people to see the activities taking place inside the building. The exterior of the building consist of a big clad metal structure. There is a second floor community room being added to the building. A fixed bench is located on the outside of the building for seating opportunity of patrons being dropped off or picked up. The entrance gives way to the lobby, café, restroom and elevator, which provides handicap accessibility.

Ms. Kathleen Lambert with MacDermid Reynolds & Glissman, representing the applicant, said Hartford Stage was approved by the Court of Common Council to expand the space. They have been working very closely with the Hartford Parking Authority because the Parking Authority is also doing renovation of the parking garage. The Parking Authority and the Hartford Stage Company have reviewed every aspect of their plans, together, so that issues like access and safety could be addressed.

Mr. Dean Conrad of 20 Church Street spoke in support of the project

Chairperson Bobowski closed the public hearing.

B. 140 Weston Street, Approval of Location for a limited automotive repair.

Chairperson Bobowski called the public hearing to order.

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

Principal Planner Jonathan Mullen presented the application and answered questions.

The applicant proposes to have a limited auto repair shop on the property. It will replace an existing auto detailing shop. The subject property is a 1.6 acre lot located on the corner of Weston Street and West Service Road in the I-2 zoning district. One building on the lot houses several retail uses including a restaurant, convenience store, gas station, an auto detailing shop and a car wash. There are three curb cuts that allow access to all of the businesses on the property. There are two sets of gas pumps, which are covered by a canopy, on the western side of the lot. There are public sidewalks both on Weston Street and the West Service Road frontage that appear to be in good condition. The outside lighting is a total of 7 light poles on the lot. The proposed business will also have a wall light that will illuminate the queue area.

There are several landscaped areas on the property including the entire southwest corner of the lot and around the corners of the southeast and southwest portion of the building. The applicant proposes to replace the existing detailing shop with a Jiffy Lube shop. It will have an entrance coming in from one side and exiting from the other side. The applicant proposes to add 16 parking spaces. The applicant proposes to remove the island, currently used for a drive-thru menu board, to provide 6 parking spaces. There will be an additional 3 parking spaces, plus 1 handicapped accessible, and along the east will be 6 parking spaces for additional parking. The structure meets all standards for the district and staff believes this is an appropriate use for this type of building.

Staff recommends approval with the standard auto repair approval of locations conditions.

Chairperson Bobowski closed the public hearing.

C. 180 Bloomfield Avenue, Special Permit for a new classroom building and associated parking.

Chairperson Bobowski called the public hearing to order.

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

Chief Staff Planner Kim Holden presented the application and answered questions.

The Watkinson School is proposing a new addition; the school is located on the east side of Bloomfield Avenue. The new building is a new Sciences and Global Studies Center. To the North of the project area is the University of Hartford, to the South of it is some residential property, and to the West of it are some residential properties. The proposal is to build a modular building with three (3) classrooms for the Science and Global Studies program and also a new parking lot with 12 parking spaces. There is also going to be a new driveway to the parking lot and several (3) foot wide sidewalks.

The site lighting plan shows fourteen pole mounted medal light fixtures along the new driveway. An existing landscaped berm acts as a buffer between the new building and the street, there is also a stockade fence that has already been installed.

This proposal meets section 905 and section 952 of the zoning regulations. Staff recommends approval of the application.

Roger read a letter into the record from the West End Civic Association.

Kim stated two conditions that were recommended by staff, as follows:

1. For circulation purposes, to extend the sidewalk
2. That the applicant submits three complete sets of drawings with all revisions included.

Mr. Ron Paolillo with JCJ Architecture went over a description of the project.

III. Regular Meeting

1. Consideration of the Public Hearing Items

The Commission considered the following items from the public hearing:

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

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

Whereas: The Planning and Zoning Commission has received a Special Permit Application entitled “Special Permit Application: Hartford Stage; 50 Church Street, Hartford CT. dated December 3, 2008 prepared by Mitchell Kurtz Architect, and

Whereas: The proposal modifies an architecturally significant building in Hartford, and

Whereas: The proposal will enliven the streetscape by increasing the glass in the lobby area and community room; thereby allowing pedestrians and general traffic to see into the building; and

Whereas: The additional community room will add flexibility to accommodate a broader range of activities in the building; and

Whereas, The proposal is consistent with Hartford’s Zoning Ordinance and with the Plan of Development, and

Whereas: The proposal will improve the image of the Theater as a cultural beacon by making the building more noticeable; Now Therefore Be It

RESOLVED: This approval does not address zoning compliance regarding the height of the sign on Church Street, or the electronic marquee.

RESOLVED: That the Planning and Zoning Commission approves the proposal entitled “Special Permit Application: Hartford Stage; 50 Church Street, Hartford CT. dated December 3, 2008 prepared by Mitchell Kurtz, Architect.

RESOLVED: This tenth day of February 2009

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

B. 140 Weston Street, Approval of Location for limited auto repair

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 limited auto repair shop located at 140 Weston Street 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, 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 limited auto repair shop located at 140 Weston Street as shown in the layout entitled “Proposed Jiffy Lube 140 Weston Street Hartford, Connecticut Map 654, Block 003, Lot 003” dated January 13, 2009, prepared by William R. Palmberg & Son LLC 264 Hazard Avenue Enfield, CT 06082, scale 1 inch equals 20 feet, 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.

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 tenth day of February 2009.

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

C. 180 Bloomfield Avenue, Special Permit for a new classroom building and associated parking.

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 received a Special Permit Application for a new classroom building and associated parking, and

Whereas: The Watkinson School proposes to build a modular building with three (3) classrooms for the Science and Global Studies program, and

Whereas: The building will be open with glass panels and metal accent panels. There will be photovoltaic cell arrays on a membrane roof with metal fascia on the roof. There will also be hardy board panels painted medium-gray on the building, and

Whereas: An existing landscape berm acts as a buffer between the new building and the street, and

Whereas: The lighting plan shows that the walkways, driveway and parking areas will be adequately lit, and

Whereas: A new parking lot will be located between the Campus House Building and the Long House building on the northern side of the campus which will be adequately screened with an existing stockade fence, and

Whereas: The proposal meets the requirements of the zoning regulations,
Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission approves plans entitled “Sciences and Global Studies Center, The Watkinson School” dated January 13, 2009” with the following conditions:

1. That the walkway extend from the new building along the west side of the building north to the Long House building to complete the circulation from the new parking lot to other campus buildings.
2. That the applicant submits three complete sets of drawings with all revisions included.
3. The Director of Planning review and approve a revised landscape plan as suggested by West End Civic Association (WECA) in their letter dated February 10, 2009.

RESOLVED: This tenth day of February 2009.

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

IV. New/Old Business

Meeting adjourned.

Respectfully submitted,

Roger O'Brien, PhD, AICP
Secretary