



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

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

Commissioners Present

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

Staff Present

Roger O'Brien
Kim Holden
Beverley Jackson
Jonathan Mullen
Mulu Deres

Commissioners Absent

David Jorgensen
Fran Reale
Gabriel Rosenberg

Chairperson Bobowski called the meeting to order.

I. Minutes

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon, the minutes of March 10, 2009 were approved.

II. Public Hearing

A. 170 Scarborough Street, Construction of a single tennis court and in-ground pool in the 100 foot upland review area of wetlands associated with the Park River.

Chairperson Bobowski called the public hearing to order.

Director/Secretary Roger 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 is presenting a wetland application for a pool and tennis court at 170 Scarborough Street, the property is a 7.42 acre parcel located on the east side of Scarborough Street, in the West End neighborhood in the R-8 zoning district. The parcel contains a 4800 square foot house as well as an 1127 square foot garage, and several landscaping feature. The lot slopes gently eastward from Scarborough Street to the middle of the lot. To the North of the property is 200 Scarborough Street, to the South is 150 Scarborough Street, to the East is North Branch of the Park River and to the West is 165 Scarborough Street.

There are two wetlands on the property. The first wetland is located in the eastern-most wooded portion of the site and is classified as a groundwater depressional wetland that slopes toward the Park River. A portion of the wetland extends to the landscaped lawn area. The dominant vegetation in the wetland includes red maple, sweet pepperbush and skunk cabbage. The second wetland is located towards the northeast portion of the lawn, to the east of the parking area and is classified as a surface water depressional wetland. This wetland is frequently saturated due to overland flow and slow drainage.

The proposal is to construct a single tennis court located at the southern end of the property, an 861 square foot pool house, a pool deck and 300 square feet of house additions. All the work will take place within the 100 foot upland review area of the wetland. None of the work will take place within the wetland. Approximately 79 cubic feet of soil will be removed from the upland review area, and approximately 811 cubic yards of fill will be placed in the upland review area. Siltation fences will be used at the base of the hill to protect the non-work areas and wetlands.

Staff recommends approval of the application to construct a single tennis court, swimming pool, pool house, pool deck, and house additions.

Mr. Richard Meehan, principal Surveyor and President of Meehan and Goodin Land surveyor Engineers in Manchester, CT, representing Allen & Marcia Lazowski, presented an overview of the property and the changes proposed.

Chairperson Bobowski closed the public hearing.

B. 80 Pliny Street, Special Permit and Site Plan Review, construction of a 30 unit supportive housing multifamily apartment building.

Chairperson Bobowski called the public hearing to order.

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

Principal Planner Mulu Deres presented the application and answered questions.

Mulu stated that this site was previously a manufacturing site. The City demolished the building in 1993. There were serious environmental issues that were remedied. This will provide services for abused women. Mulu stated that the landscaping plan is very good, with landscaping along the side. The dumpster area will be screened off.

Attorney Beth Critton of Shipman & Goodwin, LLP stated that it's an honor and a pleasure to represent My Sisters Place

Ms Critton stated that the application of My Sisters' Place, Inc. is for a Special Permit pursuant to §952 and Site Plan Approval for Multifamily Supportive Housing at 76-80 Pliny Street. There will be six one bedroom units and 24 two bedroom units plus a community meeting room.

Ms. Diane Paige-Blondet, Executive Director of My Sisters' Place, stated that they have been in operation for twenty-six years; they started out and continue to operate in the north end of Hartford. This project will be the first project where they serve the entire family. Ms. Paige-Blondet stated that My Sisters' Place is not a domestic

violence program but they do serve individuals who have experienced domestic violence.

Mr. Paul Bailey, Architect on the project stated that the site is being divided into two lots, the first one has the existing building at 102 Pliny Street and the other is the new structure.

Mr. Bailey stated that it's a large building but with the U-shape and the angles, the plan has broken down the scale of the building.

The site is heavily landscaped; some trees are spread around the site for shade for the building and parking areas. There is some screening on the east side for the neighbors with a 4 foot evergreen continuous hedge. There are twelve new 14 foot lighting fixtures around the perimeter of the square.

Commissioner Bobowski asked if this has been presented to the NRZ in that area and Mrs. Paige-Blondet stated yes, they have been working extensively with NRZ.

Chairperson Bobowski closed the public hearing.

III. Regular Meeting

The Commission considered the following items from the public hearing:

A. 170 Scarborough Street, Construction of a single tennis court and in ground pool in the 100 foot upland review area of wetlands associated with the Park River.

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 to construct a single tennis court, a swimming pool, an 861 square foot pool house, a pool deck and 300 square feet of house additions in the 100 foot upland review area for wetlands located at 170 Scarborough Street; and

Whereas, The proposed construction will take place entirely within the 100 foot upland review area; and

Whereas, Approximately 79 cubic yards of soil will be excavated and 811 cubic yards of fill will be added to the construction area in the upland review area; and

Whereas, Silt fencing and soil stabilization techniques will be used to protect areas out side the work area from disturbance; and

Whereas, The proposed project will have a minimal impact on the wetlands;
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 to construct a single tennis court, a swimming pool, an 861 square foot pool house, a pool deck and 300 square feet of house additions in the 100 foot upland review area for wetlands located at 170 Scarborough Street as shown in the drawings entitled "Property/Boundary/Topographic Survey" scale 1 inch equals 40 feet, "Grading Plan", and "Notes and Details" scaled 1 inch equals 20 feet, prepared by Meehan & Goodin Engineers – Surveyors, P.C., 387 North Main Street, Manchester, CT 06042, dated February 13, 2009.

RESOLVED: This Fourteenth Day of April, 2009.

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

B. 80 Pliny Street, Special Permit and Site Plan Review, construction of a 30 unit supportive housing multifamily apartment building.

Roger stated that My Sisters' Place, Shipman and Goodwin and Beth Critton, and Paul Bailey have been very cooperative throughout this process and he thanked everyone for their cooperation.

Commissioner Bobowski stated that it's a wonderful building; the court yard looks great and she thinks it's a wonderful and needed addition.

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

Whereas, The Planning and Zoning Commission has reviewed the site plan and special permit application for the construction of a new three-story, thirty-unit building at 76-78 Pliny Street and 187 Brook Street, and

Whereas, The interior layouts show the building with a total of 30 units on three floors, and

Whereas, The proposal includes site realignments of the three properties at 76-80 Pliny Street, 102 Pliny Street, and 187-189 Brook Street, and

Whereas, The elevation plans show a three-story horse shoe shaped building with brick veneer and yellow colored Exterior Insulation & Finish System (EIFS), and

Whereas, An adequate number of windows are provided on all sides of the building, and

Whereas, The building will have four entrances with covered vestibules, and

Whereas, The site layout shows an adequate number of parking spaces for both 102 Pliny Street and 76-78 Pliny Street, and

Whereas, The site plan shows various types and size of shade trees, ground covers and flowering bushes on all sides of the building and in the court yard, and

Whereas, The 102 Pliny and 76-78 Pliny are located in the R-2 zoning district which permits the development of multi-family residential, and

Whereas, 187 Brook Street is located in the R-4 district and needs a Special Permit for parking, and

Whereas, The proposed project meets the requirements of the districts with regard to density, lot area, lot width, side and rear yard setbacks, lot occupancy and usable open space, Now, Therefore, Be It

Resolved: The Planning and Zoning Commission, hereby, approves the Special Permit and Site Plan Review for the construction of a new three- story thirty-unit multi-family residential building at 76-78 Pliny Street, and the development of a parking lot at 187 Brook Street.

Resolved: The fourteenth day of April 2009.

List of drawings: Lot Realignment..., dated 2-20-09, scale 1"=20', prepared by Flynn & Cyr, 1204 Farmington Avenue, Berlin, CT 06037, Abbreviations, Notes, and Legends (C-1), dated 02/16/09, Existing conditions and Demolition Plan (C-2), dated 2-16-09, scale 1"=20', Proposed Civic Site Plan(C-3) dated 2-16-09, scale 1"=20', Grading Plan(C-4) dated 2-16-09, scale 1"=20', Civil Details (C-5), various scale, (C-6) various scale, (C-7) various scale, (C-8) various scale, (C-9) various scale, (C-10) various scale, & (C-11) various scale, all dated 2-16-09, all prepared by Weston & Simpson, 273 Dividend Rd., Rocky Hill CT. 06067; Landscaping and Lighting Plan (L1), dated 2/16/2009, scale 1"=20', Site Detail (L2) dated 2/16/2009, scale 1"=20', Architectural Site Plan (SP1), dated 2/16/2009, scale 1"=20', First Floor Plan (A1.1) dated 2/16/2009, scale 1/8"=1'-0", Second and third Floor Plans (A1.2) dated 2/16/2009, scale 1/8"=1'-0", Elevations (A2.1) & (A2.2) dated 2/16/2009, scale 1/8"=1'-0", Sections & Materials Elevations (A2.3) dated 2/16/2009 no scale, all prepared by Paul B. Bailey Architect, 110 Audubon Street, New Haven, CT 06510.

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

Commissioner Vargas, Jr. arrived.

C. Site Plan Review

1. 49-51 Guilford Street, Construction of a new-single family home.

Mulu Deres presented the application and answered questions.

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

Whereas: The Planning and Zoning Commission, under Section 545, has reviewed the site plan for the construction of a new single family house at 49 Guilford Street, and

Whereas: The site plan meets the standards of the R-2 district with regard to density, lot coverage, front yard, side yard, and rear yard set backs, building height and parking, but does not meet lot area requirement, and

Whereas: The lot is a zoning lot of record on which a building can be erected, and

Whereas: The deeds show the lot has existed as is prior to 1968, and

Whereas: The proposed development is consistent with the Plan of Development; and

Whereas: The proposal is suitable in size, scale and material with the existing houses in the area; and

Whereas: The site plans provide adequate landscaping for the site; and Now, Therefore, Be It

RESOLVED: The Planning and Zoning Commission hereby approves the site plan for the construction of a new two-story single-family house at 49 Guilford Street.

RESOLVED: This fourteenth day of April two thousand nine.

List of drawings:Layout plan entitled "Plot Plan, prepared for Habitat for Humanity, Guilford Street, Hartford, Connecticut" dated 03-02-09, scale 1"=20, prepared by F.A. Hesketh and Associates, Inc., 6 Creamery Brook, East Granby, CT 06026, A-1 front and left elevations plan, scale ¼"=1'-0", A-2 right and rear elevation plans, scale ¼"=1'-0", A-3 foundation & foundation wall Plan, A-4 first and second floors plans dated 3/2/09 scale ¼"=1'-0, A-5 first and second floor framing plan dated 1/24/08, scale ¼"=1'-0, A-6 foundation, cross section, and front porch detail plan varying scales, and A-7, roof framing plan, scale ¼"=1'-0, all dated 3/2/09, all prepared by Schoenhardt Architecture + Interior Design, Two Tunxis Road, Suite 116, Tariffville, CT .

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

IV. New/Old Business

Meeting adjourned.

Respectfully submitted,

Kim Holden, Chief Staff Planner