



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, APRIL 28, 2009

Commissioners Present

Sandra Bobowski
Temple Shannon
Fran Reale
David Blatt
Edwin Vargas, Jr.
Gabriel Rosenberg

Staff Present

Kim Holden
Beverley Jackson
Jonathan Mullen
Mulu Deres

Commissioners Absent

David Jorgensen
John Lupo, Jr.

Chairperson Bobowski called the meeting to order.

I. Minutes

No minutes available.

Commissioner Blatt made a motion to take item 3b out of order and Commissioner Vargas seconded.

II. Regular Meeting

Site Plan Review

3bii. 57-59 Julius Street, construction of a two-family dwelling.

Mulu Deres presented the application and answered questions.

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

Whereas: The Planning and Zoning Commission has reviewed a site plan for the construction of a two-story, two-family house at 57 Julius Street; and

Whereas: The site plan meets the standards of the R-4 district with regard to density, lot area and coverage, front, side, and rear yard setbacks, building height, and parking; and

Whereas: The lot does not meet the minimum lot width requirement, but is a

nonconforming lot of record on which a building is allowed to be constructed; and

Whereas: The proposal is suitable in scale and materials with other existing houses in the area; and

Whereas: The proposal is consistent with the Plan of Development's recommendation for low-density residential development for the area; and

Whereas: The plan does not show landscaping for the site; Now, Therefore, Be It

RESOLVED: That the Planning and Zoning Commission, hereby approves the Site Plan for the construction of a two-story two-family building at 57 Julius Street as shown on plans listed below, conditional upon the following: That the applicant submits a landscape and site lighting plan for approval by the Director of Planning, before the building permit is issued.

RESOLVED: This Twenty-eighth Day of April, 2009

List of Plans: Layout plan entitled "Site Plan improvement Location Survey," prepared for Frank Citino, dated October 22, 2008, scale 1" = 20', prepared by Peter Parizo Surveying and Engineering, 536 South Main Street, West Hartford, CT 06110, Foundation and First Floor Plan (1), scale 1/4" = 1'0", dated 3-24-09, Second Floor Plan (2), scale 1/4" = 1'0", dated 3-23-09, Elevations Plan (3), scale 1/4" = 1'0" elevations plan, scale 1/4" = 1'-0", dated 3-24-09, all prepared by Blue Moon Design, Inc., 168 Main Street, Terryville, CT 06786.

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

I. Public Hearing

A. Park Street (Pope Park Hwy. #4 east of Laurel Street on the north side of Pope Park). Wetland Application-Streetscape enhancements including walkways, on-street parking and lighting within the 100-foot upland review area.

Chairperson Bobowski called the public hearing to order.

Kim Holden, Chief Staff Planner, read the legal notice and Chairperson Bobowski read the rules of conduct.

Principal Planner Jonathan Mullen presented the application and answered questions

The Pope Commons Streetscape project consists of improvements along Park Street from Pope Park Highway #4 to the intersection with Laurel Street. To the south of the work area is Pope Park which has a pool, recreation center, a paved parking lot, and athletic fields. To the north of the work area is a shopping center that has a supermarket and a large paved parking lot. All work for this project will take place in the 100 foot upland review area. Adjacent North of the property is a shopping Center and a High Rise Apartment Building, South is an open field that extends to a Municipal Recreation Center, East is an open field that extends to Park Terrace and West is an open field that extends to Pope Park Drive.

The wetland is characterized in the wetlands report submitted by the applicant as having little value from a wildlife habitat and ecological integrity standpoint due to the highly urbanized surroundings, and the lack of undisturbed vegetated wetland buffer.

The City of Hartford Department of Public Works is proposing several improvements to the area on Park Street from Pope Park Highway #4 to the intersection of Laurel Street. These improvements include on street parking, new period lighting, and other streetscape amenities.

John McGrane from the City of Hartford Public Works also spoke on the project.

Staff recommends approval of the application to make improvements to the Park Street Streetscape which is partially located in the 100 foot upland review area for Hollowmead Pond.

B. 17-19 Squire Street, 20 Wolcott Street, Special Permit, restoration of an existing building with an addition to the rear, with parking in a residential district.

Chairperson Bobowski called the public hearing to order.

Chief Staff Planner, Kim Holden read the legal notice and Chairperson Bobowski read the rules of conduct.

Principal Planner Mulu Deres, presented the application and answered questions.

Glen Gathers from the Hartford Redevelopment Agency stated that he is project manager on the project.

Mulu stated that the subject property has been vacant for years. The adjoining properties are also vacant lots. The site is composed of an existing six-family vacant building on Squire Street and two adjacent vacant lots on Wolcott Street. The area is primarily high density residential. To the North of the property is a three-story brick multi-family, to the South is a three-story brick multi-family, to the East is a driveway to Walgreen's pharmacy and to the West is a three-story brick building and a vacant lot.

The existing three-story building and the proposed rear addition will have a total of twelve one-bedroom handicap accessible residential units, and other associated uses for persons with chronic mental health disabilities and for the homeless and special needs individuals.

The site plan shows a total of nine (9) parking spaces including one handicap parking space all located on 20 Wolcott Street, which is accessed by a 19 foot wide curb cut.

The project provides affordable supportive housing in the Frog Hollow area and does meet all of the remaining requirements of the R-2 district.

Staff recommends approval of the site plan for the renovation of, and addition to 17-19 Squire Street.

Chairperson Bobowski closed the public hearing.

III. Regular Meeting

The Commission considered the following items from the public hearing:

A. Park Street (Pope Park Hwy. #4 east of Laurel Street on the north side of Pope Park). Wetland Application-Streetscape enhancements including walkways, on-street parking and lighting within the 100-foot upland review area.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Reale, 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 make improvements to the Park Street Streetscape within the 100 foot upland review area of Hollowmead Pond (a.k.a. Pope Pond); and

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

Whereas, Approximately 9,658 square feet of upland review area will be disturbed of which 9,903 square feet is already impervious surface, resulting in a net gain of 565 square feet of impervious surface; 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 make improvements to the Park Street streetscape within the 100 foot upland review area of Hollowmead Pond (a.k.a. Pope Pond) as described in the submission package entitled "Inland Wetlands Agency Permit Application Pope Commons Streetscape Improvements Hartford, Connecticut" prepared by Vanasse, Hangen, Brustlin, Inc. 54 Tuttle Place Middletown, CT 06457, dated March 11, 2009.

RESOLVED: This Twenty-eighth Day of April, 2009.

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

B. 17-19 Squire Street, 20 Wolcott Street, Special Permit, restoration of an existing building with an addition to the rear, with parking in a residential district.

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

Whereas, The Planning and Zoning Commission, has reviewed the special permit and site plan for the renovation of and addition to 17-19 Squire Street and associated parking at 20 Wolcott Street; and

Whereas, The elevation plans show that the brick façade of the existing building, and the existing balconies and arched trims will be refurbished; and

Whereas, The proposed addition will be brick veneer to match the existing building on the first floor, and yellow hardiplack siding on the second and third floors, and will fit the character and style of the buildings in the area; and

Whereas, The Hartford Historic Preservation Commission approved the application for the restoration of and addition to 17-19 Squire Street with the condition that the elevator penthouse be screened, and the windows be one over one aluminum clad windows preferably in dark color to be reviewed by Historic Preservation Staff; and

Whereas, An adequate number of pole mounted lights are provided for the site at the rear; and

Whereas, The site plan shows an adequate number of shade trees, shrubs and ground cover for landscaping on 20 Wolcott Street; and

Whereas, The applicant was granted variances from lot coverage, rear yard setback, number of dwelling units in a building that has more than (6) for persons in need of social rehabilitation, the requirement for on site competent staffing during all hours of operation, and parking requirement; and

Whereas, The site meets all of the remaining zoning requirements of the R-2 district; and

Whereas, The proposed building will provide affordable supportive housing in the Frog Hollow area; Now, Therefore, Be It

Resolved: The Planning and Zoning commission, hereby, approves the site plan for the renovation of, and addition to 17-19 Squire Street and parking on 20 Wolcott Street.

Resolved: This Twenty Eighth day of April, 2009.

List of drawings: Boundary - Topographic Survey, prepared for Broad Park Development Corporation, dated Sept. 4, 2008, scale 1"=20', prepared by Flynn & Cyr Land Surveying LLC., 1204 Farmington Avenue, Berlin, CT 06037, Site Plan

(S-1), dated Feb. 27, 2009, scale 1"=20', First, Second and Third floor plans (A-1), dated Feb. 27, 2009, scale 1/8"=1'-0", Building Elevations (A-2), dated Feb. 27, 2009, scale 1/8"=1'-0", all prepared by Crosskey Architects LLC., One Union Place, Hartford, CT 06103.

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

Commissioner Reale abstained.

IV. Regular Meeting

Site Plan Review

3bi. 190-192 Laurel Street & 194-196 Laurel Street, Construction of a two-family dwelling on each lot.

Mulu Deres presented the application and answered questions.

Condition was added that Landscape Plans and Site Lighting Plans be submitted to the Director of Planning for approval.

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

Whereas, The Planning and Zoning Commission, has reviewed an application for the construction of two-story, two-family houses at 190-192 and 194-196 Laurel Street; and

Whereas, This parcel is nonconforming as to lot size, but has been granted a variance by the ZBA from the lot size requirement; and

Whereas, The proposal meets all the other requirements of the R-1 zone regarding lot coverage, parking, building height, open space, and front, side and rear setbacks, and

Whereas, The properties are in the Asylum Hill neighborhood and the Laurel and Marshal Street Historic District; and

Whereas, The applicant has made significant efforts to improve the plans in accordance with historic guidelines and community input; and

Whereas, The proposal is contextual in size, scale, and materials with other houses at this end of Laurel Street; and

Whereas, The proposal is consistent with the City of Hartford Plan of Development which designates this parcel as Medium Density Residential; Now, Therefore Be It

Resolved, That the Planning and Zoning Commission hereby approves the proposal to build two (2) two-family houses at 190-192 Laurel Street and 194 – 196 Laurel Street with the following conditions:

1. The front porches are 6 feet in depth.
2. Submit site lighting plan for approval by the Director of Planning

RESOLVED: This Twenty-eighth day of April, 2009.

List of drawings: “Improvement Location Survey prepared for Providian Builders 192-194 Laurel Street and 196-198 Laurel Street (sic) Hartford, Connecticut,” dated June 24, 2008, scale 1”=20’, prepared by Peter Parizo, 536 South Main Street, West Hartford, CT 06110, and building plans entitled “2 Family Building, 192-194 Laurel Street and 196-198 Laurel Street, Hartford CT”, scale ¼=1’-0”, dated 3-24-09, prepared by Blue Moon Design, 168 Main Street, Terryville, CT 06786.

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

IV. New/Old Business

Mr. David Nyberg provided the commission with an update on the status of the 901 portion of 901-909 Main Street development. Mr. Nyberg stated that they were asked by the commission to remove and replace the existing roof by June 1 and have since gone in and done all the selective demo including taking out all the sprinklers, sidings, overhangs on each side of the roof that was to be cut down and taken off. Have done everything to prepare for the roof to be lowered.

Chief Staff Planner Kim Holden provided update on the stimulus funding, notifying commission that four applications have been put in through John Larson: 1) Traffic Signalization; 2) Union Station Transit; 3) The Hartford 2010 Trident Report, Albany and Main Street, South Green, and Asylum and Farmington; and 4) the Regional Trail Project.

New Items coming up:

- Sunshine Laundry has a proposal to rebuild on Maple Avenue
- Zone change on New Britain Avenue
- Imlay Street project will be coming on the 26 of May.

Meeting adjourned.

Respectfully submitted,

Kim Holden, Chief Staff Planner