



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, May 26, 2009

Commissioners Present

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

Staff Present

Roger J. O'Brien
Kim Holden
Jonathan Mullen
Beverley Jackson

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 Shannon, the minutes of April 28, 2009 were approved.

On a motion made by Commissioner Blatt and seconded by Commissioner Lupo, the minutes of May 12, 2009, were approved.

Commissioner Lupo moved to take the agenda out of order and take up the application for 739 Maple Avenue. The Commissioners all voted in favor.

II. Site Plan Review

A. 739 Maple Avenue, Construction of a new building for offices and a laundry facility.

Principal Planner Jonathan Mullen presented the application and answered questions. The applicant was David Bruce Johnson of Sunshine Laundry.

Mr. Mullen stated that the original building built in 1918, was destroyed in a fire in the fall of 2008. The property is a .414 acre lot which currently has a 10 bay two story garage on the western side of the property which is being used for storage for the laundry business. To the north of the proposed site is a two story apartment building, to the south is a one story commercial office building, to the west is a one story building across Maple Avenue, and to the east is a three story apartment building.

The proposal is to construct a new main building consisting of a laundry facility and office building to replace the structure destroyed by the fire. The office portion of the building will be a one story brick structure. The laundry facility will be behind the brick portion and it will be a pre-fabricated metal building.

The new building will be built in the same footprint as the former building with some slight expansions. The Zoning Boards of Appeals has granted the applicant variances from the use requirements, lot coverage and side yard setbacks for the B4 zoning district.

The Design Review Board recommended approval with the following condition(s):

1. That the south elevation of the rear portion of the building facing south has muttons.
2. That Sunshine Laundry inquires about painting and maintaining the chain link fence.

The site layout has a concrete sidewalk in front of the building, which is part of the Maple Avenue Streetscape. The lot is accessed by two curb cuts, one to the north and one to the south.

Staff recommended that there be no parking in front of the building and applicant agreed to the condition. There is no parking provided on the site.

Jonathan noted a correction in report and stated that it should read: The replacement of the original building that was destroyed by the fire with the new proposed structure will be “in harmony,” rather than “it will not be in harmony” with the surrounding neighborhood.

Staff recommends approval with the following condition(s):

1. The applicant provides muntins to the sliding windows on the south elevation of the building as recommended by the Design Review Board.
2. The applicant provides a site lighting plan that shows adequate lighting for the site that does not intrude on any abutting properties.
3. The applicant provides adequate screening to Maple Avenue of the parking/loading area on the south side of the property.
4. The front area is to be limited to drop off and pick up only; no parking allowed.

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

WHEREAS, The Planning and Zoning Commission has reviewed the application the construction of a one story brick building that will house the main offices, and a pre-fabricated metal building that will house the laundry facility for Sunshine Laundry; and

WHEREAS, The new building will be similar in size and scale to the original building which was destroyed by a fire in the fall of 2008; and

WHEREAS, The applicant has received a variance from the use, lot coverage, and side yard setback requirements for the B-4 zoning district to construct the new building; and

WHEREAS, The new building will be in harmony with other buildings of similar architectural style on Maple Avenue; and

WHEREAS, The Design Review Board has recommended approval of the project with the following conditions:

1. Muntins should be added to the windows on the south elevation of the rear building
2. Sunshine laundry should inquire about painting the fence at the south side of the property which belongs to the adjacent property owner

WHEREAS, The construction of the new building will allow for Sunshine Laundry to continue to employ and serve Hartford residents as it has for so many years; Now Therefore Be It

RESOLVED: The City Of Hartford Planning and Zoning Commission hereby approves construction of a new building to house the main offices and laundry facility for Sunshine Laundry, located at 739 Maple Avenue as shown in the submission package entitled "Proposed Sunshine Laundry Facility, 739 Maple Avenue, Hartford, Connecticut 06114, Planning and Zoning Package" dated March 31st 2009, revised April 27 2009 with the following conditions:

1. The applicant provides muntins to the sliding windows on the south elevation of the building as recommended by the Design Review Board.
2. The applicant provides a site lighting plan that shows adequate lighting for the site that does not intrude on any abutting properties.
3. The applicant provides adequate screening to Maple Avenue of the parking/loading area on the south side of the property.
4. The front area is to be limited to drop off and pick up only; no parking allowed.

RESOLVED: On this twenty-sixth day of May, 2009

III. Public Hearing

- a. 10-12 Hawthorn Street, 8-10 Imlay Street, 12-14 Imlay Street, 16-18 Imlay Street, 20-22 Imlay Street 24-26 Imlay Street- Special Permit- Approval under Section 890 (Dwelling development, group) for the creation of on site parking, the consolidations of lots and the use of buildings as group quarters.

Chairperson Bobowski called the public hearing to order.

Secretary Roger 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 property is located in the R1 and RO1 zoning district. 10-12 Hawthorn Street and 8 Imlay Street are in the R1 zoning district and the remaining portions are in the RO1 zoning district. The total area for the property is 43,560 square feet and it consists of 6 zoning lots. 10-12 Hawthorn Street is a three story brick building and 8-10 Imlay is a vacant lot, 12-14 Imlay has a three story brick building, 20-22 has a three story brick building and 24-26 has a three story brick building.

The proposal is to consolidate the six parcels into one lot and to create onsite parking for 40 cars. The applicant is also proposing to add landscaping, and fencing. Three new parking lots and brick pavers will also be added. 8 new lights will be added to the parking lots. The applicant will also be adding a variety of trees, shrubs, perennials and is proposing to add an ornamental fence along Hawthorn Street.

Staff recommends approval with conditions:

1. Occupants shall be limited to students, staff or employees of an accredited educational institution.
2. There shall be no more than two occupants per bedroom.
3. The special permit for the group dwelling development will expire if the use of the building or the use of any part of building changes to any other use.
4. Brick pavers are installed between 24-26 Imlay Street and 20-22 Imlay Street for better pedestrian access
5. The plans are revised and adjusted so that the parking lots are no closer than 10 feet to the adjacent property. The revised plans should be submitted to the Director of Planning for approval.
6. That the property lines are adjusted by the owner granting 20 square feet of property to an adjacent property owner.

Commissioner Blatt asked if the housing was intended for culinary students at the institute and Mrs. Holden stated yes, it will primarily be used for student housing.

Mr. David Nyberg stated that a deal has not been finalized with the academic institution for housing.

Commissioner Lupo asked who is going to police the property, who is going to monitor who is a resident and who is not.

Commissioner Bobowski stated the property owner will make a lease of contract with the school and the Commission will include conditions.

Mr. Bernie Michel's, Chair of the Asylum Neighborhood NRZ stated that they did meet with Mr. Nyberg and reviewed the plans for the buildings and were very pleased with what they saw.

Mr. Michel wanted to be reassured via zoning that these properties will be restricted to students of the school, to avoid problems that they have had in the past.

Roger stated for the record with respect to parking that staff referred to Section 942 of the regulations and it allows that required off street parking maybe reduced at a time the capacity of usage has changed in such a manner that the new use or capacity would require less space than before the change.

Ms. Jackie McKennie, Vice Chair of the Asylum Hill neighborhood association stated that they had their attorney look at the language that would cover them in the event the deal with the Culinary Institute fell apart.

Roger stated that they have read it and are of the opinion that it accomplishes their purposes and Ms. McKennie stated it did.

Ms. Tina Kamellie, representing her Aunt Jennie Camarato who has lived at 14 Hawthorn Street for about 55 years stated that this is the first they have heard of this project and stated concerns about kids partying on spring break and if will she have to give up frontage on her house. Ms. Kamellie asked the commission to be considerate to someone who has lived on this street for most of her life.

Mr. Nyberg stated that he and his staff would be happy to sit down with Ms. Camarato to discuss neighborhood issues and concerns. .

Ms. Jackie McKennie, stated the applicant might benefit from a better knowledge of the Asylum Hill Neighborhood Association because they are there for support and would address her issues and concerns for her.

The public hearing was closed.

- b. 36-38 Imlay Street, 42-44 Imlay Street, 48-50 Imlay Street, 52-54 Imlay Street, 56-58 Imlay Street, 62 Imlay Street- Special Permit- Approval under Section 890 (Dwelling development, group) for the creation of on site parking, the consolidations of lots and the use of buildings as group quarters.

Chairperson Bobowski called the public hearing to order.

Secretary Roger 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 property is located in the RO1 zoning district, the square footage is 40,872 square feet. Mrs. Holden stated the property is within the 1 acre requirement for zoning development. The lot contains 4 apartment buildings and 1 lot that are used for parking. 36 Imlay Street has a three story brick building, 42-44 Imlay Street also has a three story brick building, 50 Imlay Street is a parking lot, 52-54 Imlay Street has a three story brick building, 56-58 Imlay Street also has a three story brick building. The proposal is to consolidate the 5 lots into 1 lot and also reconstruct the existing parking lot and add brick pavers. A variety of trees and shrubs will be added around the new zoning lot and along the street line.

Staff recommends approval with the following conditions:

1. Occupants shall be limited to students, staff or employees of an educational institution accredited by an accrediting agency recognized by the United States Department of Education.
2. There shall be no more than two occupants per bedroom.

3. The special permit for the group dwelling development will expire if the use of the building or the use of any part of any building changes to any other use.

The public hearing was closed.

Regular Meeting

The Commission considered the following items from the public hearing:

- a. 10-12 Hawthorn Street, 8-10 Imlay Street, 12-14 Imlay Street, 16-18 Imlay Street, 20-22 Imlay Street 24-26 Imlay Street- Special Permit- Approval under Section 890 (Dwelling development, group) for the creation of on site parking, the consolidations of lots and the use of buildings as group quarters.

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

Whereas: The Planning and Zoning Commission has reviewed the Special Permit application to create a group dwelling development at 10-12 Hawthorn Street, 8-10 Imlay Street, 12-14 Imlay Street, 16-18 Imlay Street 20-22 Imlay Street and 24-26 Imlay Street; and

Whereas: The special permit for a group dwelling development is a creative way to meet the needs of the neighborhood, the Connecticut Culinary Institute, Farmington Imlay Associates, LLC and the requirements of the City of Hartford; and

Whereas: The Historic Preservation Commission approved the proposed exterior work on the buildings located at Hawthorn Street and Imlay Streets which are located in the Asylum Hill National Historic District; and

Whereas: The removal of pavement and the addition of the new ornamental fence along 8-10 Imlay Street creates a more attractive environment on the corner of Imlay Street and Hawthorn Street; and

Whereas: The removal of pavement on the north and east side of the parking lot that is accessed from Hawthorn Street adds an attractive green buffer between parking areas; and

Whereas: The development fulfills the need to provide housing for the growing student population of the Connecticut Culinary Institutes; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission approves the Special Permit application to create a group dwelling development as outlined in Section 890 of the zoning regulations and as shown in the plans entitled "Issued for Special Permit Review- Site Improvements Imlay Street Properties, 8-26 Imlay Street, 10-12 Hawthorn Street, Hartford, CT April 7, 2009, sheets 1-9 with the following conditions:

1. Occupants shall be limited to students, staff or employees of an educational institution accredited by an accrediting agency recognized by the United States Department of Education.
2. There shall be no more than two occupants per bedroom.
3. The special permit for the group dwelling development will expire if the use of the building or the use of any part of building changes to any other use.
4. Brick pavers be installed between 24-26 Imlay Street and 20-22 Imlay Street for better pedestrian access
5. That the plans be revised and adjusted so that the parking lots are no closer to the adjacent property than 10 feet. The revised plans should be submitted to the Director of Planning for approval.
6. That the property lines be adjusted by the owner granting 20 square feet of property to an adjacent property owner.

AND BE IT FURTHER

RESOLVED: That this special permit will be effective upon the completion of the above six conditions, and the filing of the special permit on the land records by the secretary of the Planning and Zoning Commission, AND BE IT FURTHER

RESOLVED: This twenty-six day of May 2009, with an effective date of June 9, 2009.

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

- b. 36-38 Imlay Street, 42-44 Imlay Street, 48-50 Imlay Street, 52-54 Imlay Street, 56-58 Imlay Street, 62 Imlay Street- Special Permit- Approval under Section 890 (Dwelling development, group) for the creation of on site parking, the consolidations of lots and the use of buildings as group quarters.

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

Whereas: The Planning and Zoning Commission has reviewed the Special Permit application to create a group dwelling development at 36-38 Imlay Street, 42-44 Imlay Street, 48-50 Imlay Street, 56-58 Imlay Street, and 62 Imlay Street; and

Whereas: The special permit for a group dwelling development is a creative way to meet the needs of the neighborhood, the Connecticut Culinary Institute, Farmington Imlay Associates, LLC and the requirements of the City of Hartford; and

Whereas: The Historic Preservation Commission approved the proposed exterior work on the buildings located at Hawthorn Street and Imlay Streets which are located in the Asylum Hill National Historic District; and

- Whereas: The addition of landscaping, as well as moving the parking lot back behind the building line will improve the street presence of the development; and
- Whereas: The removal of the pavement behind 42-46 Imlay Street and 36-38 Imlay Street and the creation of a lawn area reduces the amount of impervious surface in the area, and also improves the quality of open space; and
- Whereas: The development fulfills the need to provide housing for the growing student population of the Connecticut Culinary Institutes; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission approves the Special Permit application to create a group dwelling development as outlined in Section 890 of the zoning regulations and as shown in the plans entitled "Issued for Special Permit Review- Site Improvements Imlay Street Properties, 36-62 Imlay Street, Hartford, CT April 7, 2009, sheets 1-9 with the following conditions:

1. Occupants shall be limited to students, staff or employees of an educational institution accredited by an accrediting agency recognized by the United States Department of Education.
2. There shall be no more than two occupants per bedroom.
3. The special permit for the group dwelling development will expire if the use of the building or the use of any part of any building changes to any other use.

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

Site Plan Review

- b. 21 Imlay Street, 45-47 Imlay Street, 57 Imlay Street, Site plan review for the creation of a parking facility.

On 21 Imlay Street, the proposal is to create 8 parking spaces on the north of the property, currently there is curbing that will be removed and three lights that will be added, they will also remove and replace the pavement. The unit consists of three residential units and requires 4.5 parking spaces

45-47 Imlay Street, is the same as 21 Imlay Street. There are 8 parking spaces and the applicant is proposing to fix the chain link fence and add lights in the rear parking lot. Staff recommends approval.

57 Imlay Street, the proposal is to create a six car parking facility and is a six unit residential dwelling, new lighting is being proposed. Staff recommends approval.

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

21 Imlay Street

Whereas: The Planning and Zoning Commission has reviewed the site plan application to create eight parking spaces at 21 Imlay Street; and

Whereas: The Historic Preservation Commission approved the proposed exterior work at 21 Imlay Street which is located in the Asylum Hill National Historic District; and

Whereas: Three new lights are proposed for the site in the rear parking area; and

Whereas: The existing pavement will be removed and replaced and an existing curb will be removed which allows the parking spaces to all line up, and; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission approves the site plan application for 21 Imlay Street as shown in the plans entitled "Issued for Site Plan Review- Site Improvements Imlay Street Properties, 21 Imlay Street, Hartford, CT April 7, 2009, sheets 1-7 with the following condition(s):

1. That the applicant submits a photometric study for approval by the Director of Planning

RESOLVED: This twenty-sixth day of May 2009.

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

45-47 Imlay Street

Whereas: The Planning and Zoning Commission has reviewed the site plan application to create eight parking spaces at 47 Imlay Street; and

Whereas: The Historic Preservation Commission approved the proposed exterior work at 47 Imlay Streets which is located in the Asylum Hill National Historic District; and

Whereas: Two new lights are proposed for the site in the rear parking area which will adequately light the parking lot; and

Whereas: The existing pavement will be removed and replaced and an existing curb will be removed which allows the parking spaces to all line up, and; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission approves the site plan application for 47 Imlay Street as shown in the plans entitled "Issued for Site Plan Review- Site Improvements Imlay Street Properties, 47 Imlay Street, Hartford, CT April 7, 2009, sheets 1-7 with the following condition:

1. That the applicant submits a photometric study for approval by the Director of Planning

RESOLVED: This twenty-sixth day of May 2009.

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

57 Imlay Street

Whereas: The Planning and Zoning Commission has reviewed the site plan application to create eight parking spaces at 57 Imlay Street; and

Whereas: The Historic Preservation Commission approved the proposed exterior work at 57 Imlay Street which is located in the Asylum Hill National Historic District; and

Whereas: Two new lights are proposed for the site in the rear parking area which will adequately light the parking lot; and

Whereas: The existing pavement will be removed and replaced and an existing curb will be removed which allows the parking spaces to all line up, and; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission approves the site plan application for 57 Imlay Street as shown in the plans entitled "Issued for Site Plan Review- Site Improvements Imlay Street Properties, 57 Imlay Street, Hartford, CT April 7, 2009, sheets 1-7 with the following condition:

1. That the applicant submits a photometric study for approval by the Director of Planning

RESOLVED: This twenty-sixth day of May 2009.

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

Meeting adjourned.

Respectfully submitted,

Kim Holden, Chief Staff Planner