



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Subject to Commission Approval)

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JUNE 9, 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
Mulu Deres
Beverley Jackson

Commissioners Absent

David Jorgensen
Fran Reale

Chairperson Bobowski called the meeting to order.

I. Minutes

The minutes of May 26, 2009 were not available for approval.

II. Site Plan Review

A. 36 New Britain Avenue – Construction of a new Laundromat

Principal Planner Mulu Deres presented the application and answered questions.

The subject property is located on the north side of New Britain Avenue. The Planning and Zoning commission approved the application to change the zoning map classification from R-2 to B-4 district on May 12, 2009.

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

Whereas, The Planning and Zoning Commission, on May 12, 2009 approved the application to change the zoning map classification of the subject site from an R-2 to a B-4 zoning district; and

Whereas, The B-4 district would allow the development of a neighborhood business on the site; and

Whereas, The applicant proposes to construct a one-story 4,320 square foot brick building on the site; and

- Whereas, The site plan shows a building with two double storefront glass doors each on the south and West elevation, but no windows; and
- Whereas, The site plan shows adequate parking, including one handicap parking space; and
- Whereas, The site plan does not show lighting for the site; and
- Whereas, The landscaping plan shows an adequate number of trees on the front and rear elevations; and
- Whereas, The proposed building meets all of the zoning requirements with regard to lot area, lot occupancy, lot width, front and rear yard setbacks, building height and parking; Now Therefore Be It
- Resolved: That the Planning and Zoning Commission, hereby, approved the site for the construction of a one-story brick building at 36 New Britain Avenue, with the following condition(s):

1. The applicant submits a site lighting plan for approval by the Director of Planning.
2. The applicant submits a fencing plan which shows a uniform fence height of 5 feet for the metal fence to be built forward of the building line

Resolved this ninth day of June, two thousand nine.

List of drawings:

1) Property Boundary Survey, scale 1"=20', dated 4-28-08, prepared by Meehan & Goodin, 387 North Main Street, Manchester CT 06042, 2) Zoning location survey (C100), scale 1"=10', dated 4-21-09, prepared by Oswald Blint, 95 Gidding Avenue, Windsor, CT 06095, 3) Floor & Exterior elevations plan (A-100), scale 1/8"=1'0", dated 2-24-09, revised on 1-22-09 and 5-14-09, prepared by PDS Engineering & Construction, INC., 107 Old Windsor R

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

Commissioner Bobowski took the agenda out of order and took up the old business first.

Mr. O'Brien stated to the commission that Mr. Steve O'Neill from VHB and Mr. John McGrane from the City of Hartford were presenting the proposal.

Commissioner Rosenberg asked what they are doing here that they didn't do last time and Mr. O'Brien stated that the commission reviewed the proposal previously only in their capacity as the City of Hartford Inland Wetland and Watercourses Commission.

Mr. John McGrane, from Public Works presented a map of Park Street and North Main at the top and Pope Park. The map showed a master plan which depicts a continuous streetscape to the West Hartford town line. West Hartford has already done some streetscape work. Starting from Prospect Avenue there is a streetscape project under construction. The City was awarded 3.6 million dollars in stimulus money for the project.

Mr. Steven O'Neill also gave a brief overview of the project.

Commissioner Bobowski asked about buses. Mr. O'Neill showed where the bus stop and the bus shelter were located on the plans.

Mr. McGrane stated the plan submission date was April 24, 2009

Commissioner Rosenberg moved to approve and Commissioner Lupo, Jr., seconded.

All commissioners voted in favor.

B. 43-45 Guilford Street - Construction of a new two family dwelling

Principal Planner Mulu Deres presented the application and answered questions.

On a motion made by Commissioner Blatt and seconded by Commissioner Shannon 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 plan provides adequate landscaping for the site;
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.

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, Rosenberg, Blatt, and Vargas, Jr.,

IV. New/Old Business

Mr. O’Brien presented an overview of the Plan of Conservation and Development with the commission and went over the table of contents and plan components.

Meeting adjourned.

Respectfully submitted,

Roger J. O’Brien