



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

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**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**  
**TUESDAY, AUGUST 25, 2009**

**Commissioners Present**

Sandra Bobowski  
Temple Shannon  
John Lupo, Jr.  
David Blatt  
Fran Reale

**Staff Present**

Roger J. O'Brien  
Kim Holden  
Jillian Hockenberry

**Commissioners Absent**

David Jorgensen  
Edwin Vargas, Jr.  
Gerald Pleasant

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**I. Minutes**

The minutes of July 28, 2009 had a minor change and were unanimously approved on motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon.

**II. Public Hearing**

Mr. Roger O'Brien announced that 815-817 Wethersfield Avenue would be postponed until the September 8, 2009 meeting because not all of the abutter's received abutter's notices.

Chairperson Bobowski called the public hearing to order. Mr. Roger O'Brien read the legal notice and Commissioner Bobowski read the rules of conduct.

- A. **901, 909, 941 Main Street** – Special Permit Amendment to consider design changes to the rooftop restaurant structure and egress at 901 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use commercial and 100 residential unit building with off-site parking and for an extension of time to complete the rooftop improvements.

Mr. Roger O'Brien asked Mr. David Nyburg for verification that the abutter's notices had been sent out. Mr. Nyburg could not verify this information and stepped out of the room to make some phone calls.

Mr. Stephen Varenhorst presented the changes of the materials and the design of the facade. The materials consist of stone, a plaster and stucco system, and a cedar pergola to provide shade. Mr. Varenhorst described how the Design Review Board had recommended that the stone portion at the base of the façade be extended in height. However, he asked that the Commission allow the design to remain how it was originally presented due to cost reasons, and therefore asked that the second condition of the resolution relating to the stone base be removed.

Mr. Varenhorst described how Mr. Harvey Leibin, the architect retained by the City to review the design recommended that he consider other types of wood other than the proposed cedar. However, he asked that the Commission allow the type of wood be left to his discretion due to cost reasons, and therefore asked that resolution number three be removed.

Mr. Varenhorst described how Mr. Leibin recommended that there be decorative aluminum pieces installed along the handrails to provide more stability. However, he asked that the Commission allow the detail and stability of the handrails be left to his discretion, and therefore asked that resolution number four be removed.

Mr. Varenhorst described Mr. Leibin recommended that the vertical posts be installed with aluminum instead of the proposed wood because of the vulnerability of it. However, he asked that the Commission allow the type of material used be left to his discretion, and therefore asked that resolution number five be removed.

Mr. Varenhorst then referred back to the first resolution in which he described the process of how the siding is installed and his confidence in the durability of it. He discussed the maintenance that is involved with the cement stucco system as well.

Mr. O'Brien stated that the main issue the Commission should consider is whether or not to accept Harvey Leibin's recommendations proposed at the Design Review Board even though Mr. Varenhorst stated he would prefer they be left to his discretion.

Mr. Varenhorst answered the Commissions questions.

Mr. David Nyberg discussed his confidence in the choice of materials made by his consultants. He also stated that they will be adhered correctly and maintained as it is necessary.

Mr. Tomas Nenortas representing the South Downtown NRZ stated that they welcome the completion of the project into Downtown landscape. He also offered their services to work with the Planning and Zoning Commission and other commissions in seeing other downtown developments take place.

Commissioner Bobowski closed the public hearing.

### III. Regular Meeting

The Commission considered the following items from the public hearing:

- A. 901, 909, 941 Main Street – Special Permit Amendment to consider design changes to the rooftop restaurant structure and egress at 901 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use commercial and 100 residential unit building with off-site parking and for an extension of time to complete the rooftop improvements.

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

Whereas: The Planning and Zoning Commission has reviewed a special permit amendment for material changes to the restaurant structure at 901 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use with off-site parking at 901, 909 & 941 Main Street;

Whereas: Harvey B. Leibin, AIA, LEEP AP hereinafter referred to as the “Consulting Architect” was asked to review the plans and material specifications for the City and suggested changes to the plan submitted; and

Whereas: The Consulting Architect found that the façade design, including Kyoto Restaurant displays a very appropriate pedestrian scale at street level, good proportions with a nice mix of retail space along the street front; and

Whereas: The Consulting Architect reported that the façade also has pleasing proportions and a nice mix of materials and textures including a nicely scaled cornice treatment; and

Whereas: The Consulting Architect expressed concerns over the suitability of certain materials proposed, both in terms of durability and whether they are appropriate within the mix of materials typically found on Main Street in Hartford; and

Whereas: The materials were considered at the Design Review Board meeting of August 25, 2009; and

Whereas: Based on the discussion between Stephen Varenhorst, Harvey B Leibin, and the Design Review Board, several conditions of approval were recommended; NOW THEREFORE BE IT

RESOLVED: That the Planning and Zoning Commission approves the material changes shown on the plans entitled 901, 909, 941 Main Street dated August 4, 2009, with a completion date of all proposed improvements of September 9, 2009, with the following condition(s):

1. The TexSton material be applied using a cement stucco application method for durability

RESOLVED: This twenty fifth day of August 2009

The following Commissioners voted affirmatively: Bobowski, Shannon, Lupu Jr., Blatt, Reale.

Mr. O'Brien stated that if the abutter's notices were not sent out, then the Commission could consider tonight's meeting a minor amendment to the entire permit in order to prevent having another public hearing. The Commission agreed to this.

#### **IV. New/Old Business**

Mr. O'Brien explained the TIGER grant that the City is applying for in hopes to implement a transportation plan called TPS, or Transportation Pathways Strategy.

#### **V. Adjournment**

Meeting adjourned.

Respectfully submitted,

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Roger J. O'Brien, Secretary

