The Planning & Zoning Commission held a meeting and public hearing at 6:00 p.m. on Tuesday, August 23, 2016 at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

**Attendance**

*Present:* Chair Sara Bronin, Commissioners David Blatt, Sandra Bobowski, Melvyn Colon, Aaron Gill, Anthony Shannon

*Absent:* Commissioners Tony Koos, and John J. Thomas, and Alternates Toni Gold and Kristen Marcroft

*Staff Present:* Caitlin Palmer, Lisa Silvestri and Vanessa Walton

Let the records show that Alternate Commissioner Anthony Shannon was seated as a Commissioner and would vote on all items for the session, per Chair Bronin.

**CALL TO ORDER**

Chair Bronin called the meeting to order at 6:10 p.m.

**REGULAR MEETING**

a. 52-74 Westland Street. – Site bond release for Northeast Bracket Knoll Phase I Site Improvements. Applicant: Naek Construction Company, Inc. The applicant, Naek Construction Company, Inc., requested a site bond release to allow them to move forward on other projects. Principal Planner Caitlin Palmer gave a summary of the Site bond release. No report was submitted for the commission’s review.

Staff expressed concerns regarding the incomplete site work of Phase I. Chair Bronin requested a written recommendation from the Department of Public Works.
A MOTION was made by Commissioner Bobowski to TABLE the Site Bond Release as proposed until the Commission received additional information, Seconded by Commissioner Gill. This item was TABLED by a vote of 6-0.

PUBLIC HEARING

a. 421 Granby Street – Special Permit Application for Willow Creek Master Plan, also known as Bowles Park to construct a new residential mixed-income community consisting of 103 buildings, totaling 456 units. Applicant: Overlook Village Associates, LLC

Chair Bronin read the Public Hearing Rules of Conduct and opened the public hearing on this item.

Principal Planner Caitlin Palmer gave an overview and stated the following: That this was a Special Permit application to review the Master Plan for the redevelopment of the Chester A. Bowles Park, pursuant to section 5.1.2.A of the City of Hartford Regulations. The property is approximately a 59.3-acre site and currently has 410 units that are located in the existing 59 buildings, which the applicant is proposing to demolish as part of the overall redevelopment plan.

The Applicants, Overlook Village Associates, LLC, gave a detailed presentation for the Commission, which revealed the various phases for the proposed improvements and redevelopment of the former Bowles Park.

Chair Bronin opened the public hearing and invited the public to speak on the matter.

Ms. Annette Sanderson, a representative of the Hartford Housing Authority spoke in favor of the proposed project and presented a letter from tenants who were also in favor of the project.

Chair Bronin closed the public hearing and the Commission discussed the item.

A MOTION was made by Commissioner Bobowski to APPROVE the resolution with the following amendments:
1. to add at the first Whereas, after the word property, “in an NX-1 zoning district with a”
2. to change the wording in paragraph two from “a total of 456 units” to “containing between 400-500 units”, and
3. Add an additional “Resolved” before “Now Be It Further Resolved”, with the following conditions:
   i. Provided however that any remaining issues with regard to storm water are resolved to the satisfaction of City engineers and the Metropolitan District Commission; and
   ii. Provided however that the Commission encourages and preapproves the reduction of parking to the minimum number required; and
iii. Provided however that any plans required by Sections 1.3.3.B (10), (11), (12), (13) and (14), be submitted when site plan reviews are submitted for individual buildings;

Seconded by Commissioner Gill. The amended resolution was APPROVED by a vote of 6-0.

CITY OF HARTFORD
PLANNING AND ZONING COMMISSION RESOLUTION
SPECIAL PERMIT FOR A MASTER PLAN
421 GRANBY STREET

Whereas, The City of Hartford Planning and Zoning Commission has reviewed a special permit application in accordance with section 5.1.2.A of the City of Hartford Zoning Regulations requiring a master plan for a 59.3 acre redevelopment property in an NX-1 Zoning District with a Campus Overlay; and

Whereas, The applicant is proposing to demolish the existing 59 apartment buildings containing 410 residential units in order to construct a new mixed-income community with 103 buildings containing between 400-500 units; and

Whereas, The Campus Overlay is intended to permit greater flexibility for the development of larger zoning lots; and

Whereas, The development is consistent with the comprehensive plan for development, including a more economic and efficient use of land, improved amenities, and the preservation of natural and scenic qualities of open spaces, and also meets the goals of the Blue Hills Neighborhood Revitalization Zone Plan; and

Whereas, The maximum building coverage and impervious area requirements are being met for the overall zoning lot; and

Whereas, The Plan of Conversation and Development calls for an area of medium-high residential density which the overall zoning lot is consistent with this designation when taking into the number of units proposed and the uniquely large size of the project area; Now Therefore Be It

Resolved, The City of Hartford Planning and Zoning Commission hereby approves the special permit application in accordance with section 5.1.2.A of the City of Hartford Zoning Regulations requiring a master plan for a 59.3 acre redevelopment property with a Campus Overlay; Therefore Be It

Resolved, with the following conditions;

1. Provided however that any remaining issues with regards to storm water are resolved to the satisfaction of the City of Hartford Engineers and the
2. Provided that the Planning and Zoning Commission encourages and preapproves the reduction of parking to the minimum number required; and
3. Provided that any plans required by Section 1.3.3.B(10), (11), (12), (13) and (14), of the City of Hartford Zoning Regulation, be submitted when site plan reviews are submitted for individual buildings;

Now Be It Further;

Resolved, This twenty-third day of August, 2016.

b. Continued: Proposed Zoning Map Changes to the City of Hartford Zoning District Map:

Asylum Hill Neighborhood:
Change from NX-1 to N-2-3 at 28, 32, 34, 36, 38, 40, 42, 46, 48 Huntington Street; 2, 4 Atwood Street.

A MOTION was made by Commissioner Bobowski to CONTINUE the Proposed Zoning Map Changes, Seconded by Commissioner Gill. The Proposed Zoning Map Changes was CONTINUED by a vote of 6-0.

CHAIR’S REPORT
There was no chair report.

NEW/OLD BUSINESS
There was no new or old business.

MINUTES
Chair Bronin stated that the minutes would be tabled until the next meeting.

ADJOUREMENT
Chair Bronin adjourned at 7:19 p.m.

Respectfully Submitted by:
Vanessa Walton, Executive Assistant

A digital recording is available at Planning and Economic Division, 250 Constitution Plaza, in accordance with the State statutes.