CITY OF HARTFORD
Planning & Zoning Commission
260 Constitution Plaza – Hartford, CT

MINUTES
September 24, 2019

The Planning & Zoning Commission held a Regular Meeting at 6:00 p.m. on Tuesday, September 24, 2019, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Attendance
Present: Acting Chair Aaron Gill, Commissioners Gary Bazzano, Melvyn Colón and David McKinley and Alternate Commissioner Guy Neumann.
Absent: Commissioners Sara Bronin, Andrew Cascudo, John Thomas and Alternate Commissioner Kevin Henry
Staff Present: Aimee Chambers, Elizabeth Sanderson, Lisa Silvestri and Vanessa Walton

I. CALL TO ORDER
Acting Chair Aaron Gill called the meeting to order at 6:03 p.m.

II. PUBLIC HEARING

a. 1550 Albany Avenue-Westbrook Village- This was a Special Permit and Site Plan Review to replace an existing 6-foot-high fence along the railroad with a new 8-foot-high fence. Principal Planner Elizabeth Sanderson gave an overview of the proposal. The applicants, Mr. Rio Sacchetti of Pennrose, LLC and Mr. Anthony Healis of The Cloud Company, LLC were present and they addressed and answered questions from the Commission. There were no comments or testimony from the public and the Public Hearing was closed. The Commission deliberated and Acting Chair Gill made a MOTION to AMEND the resolution to strike condition 2 and insert it as a recommendation. Seconded by Commissioner Neumann. The AMENDED resolution was APPROVED by a vote of 5-0.

PLANNING AND ZONING COMMISSION
SPECIAL PERMIT AND SITE PLAN
RESOLUTION
Westbrook Village, 1550 Albany Avenue
September 24, 2019

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application to approve a deviation from fence requirements as a Special Permit to an overall Site Plan, in accordance with Chapter 6.0, Section 6.13.5 of the Zoning Regulations; and

Whereas, A new 8’ height chain link fence is proposed to replace an existing 6’ height chain link fence along the eastern property line, abutting land now of formerly owned by National Rail Road Passenger Company; and

Whereas, The new fence represents a minor modification to a previously approved Special Permit and Master Plan for Westbrook Village; Now Therefore Be It


1
Resolved, That the City of Hartford Planning and Zoning Commission hereby approves the petition of Pennrose LLC requesting a Special Permit and Site Plan Review to allow a new 8’ height fence to be installed along the eastern property line at Westbrook Village, 1550 Albany Avenue, as depicted on a plan entitled: “Fence Plan, Sheet C-01,” prepared by Freeman Companies, dated July 3, 2019, subject to the following conditions 1-3 and recommendation A:

1. Removal of existing vegetation shall be limited to that which is along the existing/proposed fence line only. Existing trees to remain shall be protected during development in accordance with ANSI guidelines.

2. This site plan approval shall expire on September 24, 2024. All work in connection with the approved site plan shall be completed within five years after the approval of the plan, unless the commission grants an extension of time, as allowable pursuant to Connecticut General Statutes Section 8-3(g)(i).

3. This special permit shall only be effective after a certified copy of the approved permit is filed in the office of the city clerk and recorded in the city land records in accordance with the general statutes.
   a. The Commission recommends the new chain link fence be black in color.

Resolved this 24th day of September, 2019.

b. 255 Brainard Road- This was a Special Permit and Site Plan Review for Transportation and Utilities Infrastructure use at the Hartford Water Pollution Control facility. Principal Planner Elizabeth Sanderson stated that the applicant requested that the hearing for the Special Permit be postponed until the October 22nd Planning & Zoning Meeting. Commissioner Colón made a MOTION that the hearing for the Special Permit for 255 Brainard Road be POSTPONED until the next scheduled Planning & Zoning Meeting (October 22, 2019). Seconded by Commissioner Bazzano. The Commission voted unanimously for the POSTPONEMENT and the hearing was rescheduled to October 22, 2019 by a vote of 5-0.

c. 942 Main Street- This was a Special Permit for a Drinking Place with Eating Place that has less than 1,000 SF of active commercial floor area at Peitro’s Pizza, Italian Pizzeria. Principal Planner Elizabeth Sanderson gave an overview of the proposal. The Applicant, Mr. Ali Yildiz was present and he addressed the Commission. There were no other comments or testimony and the Public Hearing was closed. The Commission deliberated and Commissioner Bazzano made a MOTION to APPROVE the resolution as written by staff, Seconded by Commissioner Colón. The resolution was APPROVED by a vote of 5-0.

PLANNING AND ZONING COMMISSION RESOLUTION SPECIAL PERMIT AND SITE PLAN RESOLUTION 942 Main Street September 24, 2019

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application for a special permit to approve a drinking place with an eating place at 942 Main Street in the DT-2 district; and

Whereas, A Restaurant Beer and Wine Liquor Permit previously existed on the property, but expired on November 21, 2017; and

Whereas, Pursuant to Chapter 3, Section 3.3.5.1(4)(d) of the zoning regulations, Eating and Drinking Places that do not meet all conditions are permitted with approval of a special permit per 1.3.4 Special Permits; and
Whereas, The Eating Place does not contain an active commercial floor area of the minimum required 1,000 square feet; and

Whereas, This petition is in harmony with the Plan of Conversation and Development in that it will further the creation of a vibrant Downtown Hartford and work to meet the goal to encourage 24/7 activity through developing businesses with evening and weekend peak uses, such as restaurants and bars; Now Therefore Be It

Resolved, That the City of Hartford Planning and Zoning Commission hereby approves the special permit for a Drinking Place with an Eating Place at 942 Main Street in the DT-2 district, subject to the following condition:

1. The sale of alcoholic beverages shall be subordinate and incidental to the use of the premises as an Eating Place;

Resolved, This twenty-fourth day of September, 2019.

III. REGULAR MEETING

a. Planning & Zoning Commission 2020 Meeting Schedule - Commissioner Bazzano made a MOTION to ACCEPT the meeting schedule as submitted by staff. Seconded by Commissioner Colon. The Commission voted unanimously to APPROVE the schedule and the schedule was APPROVED by a vote of 5-0.

IV. CHAIR’S REPORT

There was no Chair’s report for this meeting.

V. DIRECTOR’S REPORT

There was no Director’s report for this meeting.

VI. NEW/OLD BUSINESS

a. POCD Updates - Aimee Chambers, Director of Planning gave an updated on the progress as follows:

- Doug Suisman was in town last week with I-Quilt and he gave presentations regarding Hartford 400 Initiatives. She attended a number of those meetings where they spoke generally about the POCD and its process.
- She has a meeting scheduled for tomorrow (9/25/19) with Commissioner Sara Bronin and Ms. Jackie Mandyke to finalize the working crews
- She has a team of interns working on a community engagement plan to go along with the PODC process.
- Expecting to do a working group meeting in the Trinity Co-Op space on Constitution Plaza which should start in the month of November.

VII. Approval of the Minutes

a. September 10, 2019- Approved

VIII. ADJOURMENT

Acting Chair Aaron Gill adjourned the meeting at 6:53 p.m.

Respectfully Submitted by:
Vanessa Walton, Executive Assistant