



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

MINUTES

January 12, 2016
(Approved 5-10-16)

The Planning & Zoning Commission held a Public Hearing at **6:00 p.m. on Tuesday, January 12, 2016** at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Attendance

Present: Chair Sara Bronin, Commissioners Sandra Bobowski, David Blatt, Tony Koos, John J, Thomas, Melvyn Colon and Alternate Kristin Marcroft

Absent: None

Staff Present: Sean Fitzpatrick, Constantine Banciulescu, Donald Chapman, Caitlin Palmer, Lisa Silvestri, and Lynda Crespo

CALL TO ORDER

Chair Bronin called the meeting to order at 6:06 p.m.

REGULAR MEETING

- a. Site Plan Review
 - i. 641, 643, 645-655 and 657-659 Wethersfield Avenue – Site Plan Review for proposed construction of a Dollar General Retail Store, and site improvements. Applicant: Gary Eucalitto

Principal Planner Donald Chapman presented a summary of the Site Plan Review Staff Report to demolish an existing structure and to construct a new 7,510 sq. ft. retail store with 20 parking spaces. The subject site was located in the B-4 zoning district, which permitted retail use. Staff recommended approval as proposed. Commissioner Bobowski made a **MOTION TO AMEND THE RESOLUTION** to include a resolved clause “the applicant must obtain approvals from the city forester for landscaping and from the city engineer for stormwater and drainage.

Commissioner Blatt seconded the motion. A **MOTION TO APPROVE** the resolution as amended was made by Commissioner Bobowski, seconded by Commissioner Blatt. The Application was **APPROVED WITH CONDITIONS** by a vote of 7-0.

PUBLIC HEARINGS

- a. 167-169 Bond Street – Special Permit Application for conversion of a two-family (two-units) dwelling to a three-family (three units) dwelling in the R-4 zoning district.
Applicant: Samatoo Nanda

Senior Planner Caitlin Palmer presented a summary of the Special Permit Application Staff Report for the conversion of a two-family (two units) dwelling to a three-family (three units) dwelling. Staff recommended approval with conditions:

1. The applicant must submit a revised site plan with reduced impervious paved parking areas to increase open space on the lot unless said revised site plan demonstrates that a reductions in paving area will create a failure to provide adequate parking spaces
2. The second story porch shall not be used for additional bedroom space

A **MOTION TO APPROVE** the resolution as presented by staff was made by Commission Bobowski, seconded by Commissioner Marcroft. The Application was **APPROVED WITH CONDITIONS** by a vote of 7-0.

- b. 185 West Service Rd – Special Permit Application for substantial lot improvements to existing facility including the addition of new truck fueling and truck washing facilities.
Applicant: Ryder Truck Rental Inc.

Former Principal Planner Jonathan Mullen wrote a Staff Report for a Special Permit Application for an addition of a new truck fueling and truck wash facility the existing facility at 185 West Service Road. Senior Planner Caitlin Palmer presented a summary of the Special Permit Staff Report. The proposed improvements included upgrades to the visitor and employee parking areas, improved entrance/exit and circulation, new fencing around the site, and an addition of a new truck fueling island with canopy and enclosed truck washing facility.

Commissioner Bobowski made a **MOTION TO AMEND THE RESOLUTION** to include a resolved clause “the applicant must obtain approvals from the city forester for landscaping and from the city engineer for stormwater and other sign-offs.
Commissioner Koos seconded the motion. A **MOTION TO APPROVE** the resolution as amended was made by Commissioner Bobowski, and seconded by Commissioner Koos. The Application was **APPROVED** by a vote of 7-0 the Special Permit.

- c. A comprehensive revision of the City of Hartford Zoning Regulations and Zoning Map.
Applicant: City of Hartford

Leslie Oberholtzer, Planning Consultant and Director of Planning at CodaMetrics presented the proposed revisions of the Zoning Regulations and Zoning Map.

The public hearing was opened. City of Hartford Police Chief James Rovella testified in support of the proposed revisions to the Zoning Regulations and Zoning Map. He stated that the proposal would improve the quality of life in Hartford.

Chair Bronin presented a Summary of The Comprehensive Zoning Revision Consultation Process. Numerous letters of support and comments were submitted and were made part of the public hearing file. Letters and comments were submitted from The Coalition to Strengthen the Sheldon/Charter Oak Neighborhood (CSS/CON) , Knox Park Foundation, Environment and Human Health, Inc, Frog Hollow NRZ, Tony Cherolis, Lewis Wise, , Hartford Parking Authority, Tim Courtney, Kyle Berquist, Hartford Food System, Ken Lerman and supporting neighbors, Riverfront Recapture, City of Hartford Department of Public Works, City Engineer James Ford, and City Forester Heather Dionne, Capitol Region Council of Governments, Capital Region Development Authority, Connecticut Green Bank, Steven Bonafonte, Northeast Revitalization Association (NERA), City of Hartford Tree Advisory Commission, Asylum Hill Neighborhood Association (AHNA), Blue Hills Civic Association (BHCA), The Nature Conservancy, 68 Scarborough Street residents and supporting neighbors, Connecticut Fund for the Environment, Upper Albany NRZ, Kevin R. McKernan, Hartford Preservation Alliance, Frank H. Hagaman, Urban Edge Associates, Casa Sol, LLC and Kenneth Krayske, iQuilt Partnership, Synthetic Turf Council, Luke J. McCoy, Hyacinth Yennie, Leticia Cotto, Anne Cubberly, David Borawski, Racquel Brown, Noel Coonce, Caroline Finnegan, Krista Heybruck, Samuel Pudlin, Sandra Morgan, Jean Molodetz, Melissa Goldschmidt, Marla Ludwig, Matthew Benjamin Horowitz, Margo Lynn Hablutzel, Kristen Clark, CT Trust for Historic Preservation (read into the record via mobile phone by Chair Bronin).

Other testimonies from the following individuals were heard: Valerio Giadone, Nicole Porter, Councilman Larry Deutsch, Hyacinth Yennie, David Jorgensen, Ryan Dean, David Bobowski, Phyllis Arie, Steve Harris, Representative Brandon McGee, Daniel Thorton, Beftuat Dennis Armour, Mike Zaleski, Ken Krayske, Mary Pelletier, Christopher Brown, Jim Cascio, Marilda Gondara Alfonso a resident of Scarborough, Michael Buenaventura of 47 Scarborough, Ted Cannon, Helen Nixon, and Michelle Perrotta of 71 Scarborough.

After hearing all testimonies, Chair Bronin closed the public hearing and the Commission entered into a break at approximately 10:14 p.m.

The Commission deliberated, and all comments and concerns were considered. A number of revisions were made which were reflected in the final passed version. A **MOTION TO APPROVE** the comprehensive revision to the Zoning Regulations and

Zoning Map was made by Commissioner Koos, seconded by Commissioner Thomas.
The Commission **APPROVED** the application.

MINUTES

The meeting minutes were not addressed.

ADJOURMENT

Chair Bronin adjourned the meeting around 12:03 a.m.

Respectfully Submitted by:
Lynda Crespo, Administrative Assistant