



**PEDRO E. SEGARRA**  
MAYOR

# CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION  
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**THOMAS E. DELLER, AICP**  
DIRECTOR

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PLANNING DIVISION  
DIRECTOR

## REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

July 24, 2012 - 5:00 P.M.

260 CONSTITUTION PLAZA  
CONFERENCE ROOM AT PLAZA LEVEL  
AGENDA

### I. Public Hearings

- a. Land on north side of Ely Street at the corner of Main Street abutting the train tracks to the north and property of Sacred Heart Church to the east known as 1400 Main Street and 16 Ely Street- Application to change the One City, One Plan POCD land use map designation from EPUB- Educational, Public Administration, Health Care to CORMU-Mixed Use Commercial Office Residential. Applicant-City of Hartford.
- b. Text Amendment to Section 1007(7)h. in the City of Hartford Zoning Regulations to allow the conversion of existing static outdoor advertising signs to changeable electronic outdoor advertising signs at a distance of no less than 500 feet from other static or changeable electronic outdoor advertising signs when the current permitted minimum distance is 650 feet. Applicant-Independent Outdoor III, LLC.
- c. 1093 Albany Avenue-Special permit application for the continuation of a café use with a new liquor license in the B4 zoning district. Applicant-Horace Pinkney, Owner-Pinkey-Miller and Colguhoun.

### II. Regular Meeting

- a. Consideration of Public Hearing Items
- b. Site Plan Review
  - i. 461 Wethersfield Avenue-Site plan review for the addition of two residential units in an existing mixed use commercial building. Applicant-Dominic LaPenta, Owner-Northeast Real Estate II LLC.
  - ii. 165 Wethersfield Avenue-Site plan review for the improvement of a parking lot with 37 spaces for a retail building. Applicant & Owner-W&G, LLC, Agent-Ozzie Torres, Torres Engineering, Inc.
  - iii. 171 Wethersfield Avenue-Site plan review for the improvement of a parking lot with 48 spaces. Applicant & Owner-165 Wethersfield Realty Corp, Agent- Ozzie Torres, Torres Engineering, Inc.

### III. New/Old Business

### IV. Approval of Minutes

### V. Adjournment

Attest: Roger J. O'Brien, Director/Secretary

*Y2c 1k for Rog JON*  
Plans are on file at the Planning Division, 250 Constitution Plaza