



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, June 12, 2012

Commissioners Present

Sandra Bobowski
David Blatt
Temple Shannon
Gerald Pleasant
Edwin Vargas, Jr.
Valerio Giadone
John Lupo, Jr.

Staff Present

Thomas E. Deller
Roger J. O'Brien
Lynda Crespo
Don Chapman
Jillian Hockenberry
Jon Mullen
Irena Lazic

Commissioner Absent

Anthony Koos

Chairwoman Bobowski called the meeting to order. Secretary O'Brien called the roll. Chairwoman Bobowski appointed alternate Commission Gerry Pleasant to fill the vacancy. There was a quorum.

I. Public Hearing

- a. **834, 842, 842H, and 846 Asylum Avenue-Special Permit application for the continuation of educational use with a new public intermediate academic and performing arts academy. Applicant & Owner-Jumoke Academy, Inc., Agent-Beth Bryan Critton, Shipman & Goodwin, LLP.**

Principal Planner Don Chapman presented a summary of the Special Permit to allow for the continuation of educational use with a new public intermediate and performing arts academy. The proposed site included five separate parcels and three buildings. The applicant proposed to link the parcels into a campus to create shared parking and access to each property. The structure of the buildings were classic brick Victorian design, built around 1900 and were listed on the National Historic Register. The applicant proposed to offer instruction for up to 200 children during the hours of 8:45 am and 4:00 pm Monday through Friday. During the Summer, the applicant proposed to offer instruction for up to 100 children as a part of a Summer program. No new walkways were shown on the site plan. The applicant proposed 38 on-site parking spaces.

The Planning Division recommended approval with the following conditions:

- The applicant shall merge all parcels into one new record lot.
- The applicant shall pave and stripe all parking areas.
- The applicant shall add additional plantings or greenspace in the parking areas.
- The applicant shall define all paths or walkways from the parking areas to the buildings.
- All bus queuing for pick up and drop off of students will occur on Huntington Street. There shall be no queuing of buses on Asylum Avenue.

Beth Critton, Agent for the applicant (Jumoke Academy Inc.) had no objections to the conditions and stated that the proposed parking lot had a one-way circulation pattern.

The Commission had concerns about the circulation pattern with the existing curb cuts on Asylum Avenue.

Rohan Freeman, Engineer, presented a circulation plan. The plan showed the circulation pattern for buses and vehicles. Mr. Freeman stated that the site would be fenced in.

Commissioner Giadone expressed traffic concerns with the increase of student population.

Michael Sharpe, CEO of Jumoke Academy stated that the proposed was for 120 students at the maximum. Mr. Sharpe stated that there was adequate space on the property and that all student drop off would be at the site. The circulation pattern for student drop-off was through Huntington Street and exit thru Asylum Avenue. The entrance on Asylum Avenue, closest to the intersection, would be blocked off during student drop-off and pick up time. The entrance on Asylum Avenue would become a one-way to allow cars and buses to exit onto Asylum Avenue.

Chairwoman Bobowski invited the public to speak on the matter.

Bernie Michel, Chair of the Asylum Hill Neighborhood Association endorsed the applicant's request. Mr. Michel affirmed that Jumoke Academy resolved all of the concerns at a neighborhood meeting.

There were no other testimonies heard. Chairwoman Bobowski closed the public hearing.

- b. **822 Maple Avenue-Approval of location for a used car dealer and general repairer. Applicant-Ric's LLC, DRJ Inc., Agent-Richard P. Kuzmak.**

Principal Planner Jon Mullen presented a summary of the Approval of Location for Used Car Dealer. City records indicated a certificate of occupancy was issued March 1986 to sell and repair used automobiles. In 2008, the applicant was granted an Approval of Location to allow the sale, display and repair of used cars, but conditions were not met. The site plan submitted showed 4 parking spaces in the front of the building for display purposes and 2 customer parking spaces. There were 10 additional parking spaces in the rear. The property was located in the B-3 zone; used car dealer was a permitted use. The Planning Division recommended approval of the application for site approval of location with the following conditions:

- All repair work shall be conducted inside the structure.
- Discarded, disassembled and loose parts or refuse shall be stored inside the building or in a property enclosed or screened area if outside the building.
- Inoperable vehicles shall be stored inside the structure.
- All vehicles being repaired shall be stored inside overnight.
- No products or vehicles shall be displayed in front of the building line.

There was an existing 8 foot fence located in the rear of the property and a 10 foot fence along the south side of the property. Zoning regulations required a maximum height of 6 feet in the rear side of a property. The applicant's agent, Richard Kuzmak requested the Commission's permission to allow the existing fences to remain, for security purposes. Mr. Kuzmak also requested that the Commission approve a pump station for gasoline.

Chairwoman Bobowski informed the applicant that the Commission was not able to legally vote on the use of a gas station.

Planning Director Roger J. O'Brien informed the applicant that the only permit being heard was for an approval of location for a used car dealer. Mr. O'Brien advised the applicant of other options, if the applicant intended to have a gas station at the site.

Mr. Kuzmak requested the public hearing be continued, to give the applicant sufficient time to amend the application to include the approval process for a gas station.

Commissioner Vargas, Jr. recommended that the applicant meet with the community, to address any questions or concerns they may have.

Chairwoman Bobowski invited the public to speak on the matter.

Bill Ericson, Board Member of the Maple Avenue Revitalization Group, also known as MARG, was opposed to a used car dealership. Mr. Ericson expressed concerns about zoning enforcement and other approval of location for a used car dealer in the area, having more than the approved amount of vehicles on the site.

Ronald Bielewic of 23 Hamner Street was not opposed to a car repairer approval of location, but was opposed to a used car dealer. He felt that often, other locations approved for a used car dealer, had too many vehicles on their property. Mr. Bielewic was concerned that the subject location would have the same problem.

A motion to continue the public hearing to July 10, 2012 was made by Commissioner Lupo, Jr. and seconded by Commissioner Vargas, Jr. The Commissioner was all in favor.

c. **902-910 Wethersfield Avenue-Approval of location for a general automobile repairer. Applicant-Steven Czako, Owner-Realty Income Corporation.**

Junior Planner Jillian Hockenberry presented to the Commission a summary of the Approval of Location for State License Dealing and repairing of Motor Vehicles for a General Repairer License. The location was formerly a Speedy Full Service Auto Care and Tire Center, and more over, a Monroe Muffler and Brakes Center. The applicant proposed to conduct general repair on the site. The parking area was located on the south side of the building and was shared with another repair business. There were 16 striped spaces for use by both businesses. City records showed that the site was granted a variance on October 1999 for general repairer and had operated the same since. It was noted in the Planning Division's Report to the Commission that the submitted site plan was identical to the plan approved by the ZBA for the variance with exception of six, forty-five degree parking spaces along the south face of the building. In order to use those six parking spaces, patrons must use the curb cut located on the adjacent property. The Planning Division recommended that the parking spaces be removed or a parking agreement with the neighboring property owner be submitted for use of the curb cut, and the standard City of Hartford conditions for Approvals of Location.

Chairwoman Bobowski invited the public to speak on the matter.

Ronald Bielewic of 23 Hamner Street felt that an auto repairer business at the site would down grade the neighborhood.

Carl Williams stated that the proposed business would not down grade the neighborhood because the prior uses at the site were automotive repair businesses.

Commissioner Bobowski had questions and concerns about the proposed handicap space. It was unclear if the proposed space was in the public right of way. The applicant stated that he had no problem with moving the handicap space to the front of the building, if necessary.

There were no other testimonies heard. The public hearing was closed.

II. Regular Meeting

a) Consideration of Public Hearing Items

- i. 834, 842, 842H, and 846 Asylum Avenue-Special Permit application for the continuation of educational use with a new public intermediate academic and performing arts academy. Applicant & Owner-Jumoke Academy, Inc., Agent-Beth Bryan Critton, Shipman & Goodwin, LLP.**

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

Whereas: The Planning and Zoning Commission has received an application requesting continue to use the subject site for educational purposes; and

Whereas: The subject property is located in the RO-1 zoning district which permits educational uses; and

Whereas: The proposed use is consistent with the City of Hartford Plan of Conservation and Development, "One City One Plan";
NOW, THEREFORE, BE IT

Resolved: The City of Hartford Planning and Zoning Commission approves the application requesting continuing the educational uses at 834, 842, 842H and 846 Asylum Avenue as shown in the plans entitled "Jumoke Academy Honors At The Hartford Conservatory" at 834, 842, 842H and 846 Asylum Avenue, Hartford, Connecticut prepared by Freeman Companies, LLC, 100 Wells Street, Suite 2H, Hartford, CT 06103 860-251-9550, scale of 1"=20' and dated Revised: 3-7-12 with the following conditions:

1. The applicant shall merge all parcels into one new record lot.
2. The applicant shall pave and stripe all parking areas.
3. The applicant shall add additional plantings or green space in the parking areas.
4. The applicant shall define all paths and walkways from the parking areas to the buildings.
5. All bus queuing for pick up and drop off of students will occur on Huntington Street. There shall be no queuing of buses on Asylum Avenue at any time.
6. The applicant shall submit a revised site plan clearly showing the interior circulation of the site.
7. Maximum of 120 students only.

The following Commissioner voted in favor of the motion: Bobowski, Blatt, Vargas, Shannon, Lupo, Jr., Giadone and Pleasant.

ii. 902-910 Wethersfield Avenue-Approval of location for a general automobile repairer. Applicant-Steven Czako, Owner-Realty Income Corporation.

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

- Whereas, The Planning and Zoning Commission has received an application requesting an approval of location for general repair at 902-910 Wethersfield Avenue; and
- Whereas, The proposal is compatible with the Plan of Conservation and Development as general industrial use; and
- Whereas, The site was granted a variance in 1999 for general automobile repair and has continued such use; and
- Resolved, The City of Hartford Planning and Zoning Commission approves the application for an Approval of Location for general repair at 902-910 Wethersfield Avenue as shown on the plans entitled "Site Plan Prepared For Czako Automotive, 902-910 Wethersfield Avenue, Hartford, Connecticut" prepared by Isherwood Civil Engineering, Dated May 18, 2012, scale 1 inch equals 10 feet, subject to the following conditions:
1. Applicant shall work with the Director of Planning for approval of the parking plan.
 2. The standard City of Hartford conditions for Approvals of Location.
 - a. All repair work will occur inside the structure.
 - b. Discarded, disassembled and loose parts or refuse will be stored inside the structure or in an enclosed or screened area outside the structure.
 - c. Inoperable vehicles will be stored inside the structure.
 - d. All vehicles being repaired shall be stored inside overnight.
 - e. All parking spaces are clearly striped and numbered

The following Commissioner voted in favor of the motion: Bobowski, Blatt, Vargas, Shannon, Lupo, Jr., Giadone and Pleasant.

b) Site Plan Review

i. 48-50 Lenox Street-Site Plan Review for the new construction of a two family dwelling. Applicant and Owner-Todd Vernon

Junior Planner Irena Lazic presented a summary of the Site Plan application for the new construction of a two family dwelling. Lighting and drainage were not included in the site plan submitted. However, Ms. Lazic reported that the proposed 17 arborvitae trees would provide some natural drainage. There was a discrepancy between the property lines in the site plan submitted and the recorded deed from 1897. Planning Staff recommended approval of the Site Plan with the following conditions:

- Adequate lighting be installed to illuminate the driveway and parking area and arranged to reflect light away from the adjoining premises.
- A drainage plan be submitted for approval by the Director of Planning.
- Floor plans be amended to indicate accurate windows height.
- Zoning information table be amended to indicate accurate lot area and usable open space information.
- Revised site plan be submitted to indicate accurate property lines information.

The Commission was pleased with the proposed two-family house.

A motion to approve the following resolution was made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas:

Whereas: The Planning and Zoning Commission has reviewed the application for a residential site plan review for 48-50 Lenox Street; and

Whereas: The proposed use is consistent with the Plan of Conservation and Development; and

Whereas: The use is permitted in the R-4 district and the proposed building meets the zoning requirements except the lot size requirement; and

Whereas: The parcel is a legal lot of record according to deeds submitted by the applicant dating back to 1897; and

Whereas: The proposed new residential building will have three parking spaces located in the rear of the building; and

Whereas: The Historic Preservation Commission approved the proposal with several conditions regarding the materials and design of the structure; and

Whereas: Drainage for the parking area to prevent surface water from draining onto adjacent properties is required; and

Whereas: Lighting is required to illuminate the parking area;
NOW, THEREFORE, BE IT

RESOLVED: That the Planning and Zoning Commission hereby approves the application for site plan review as shown in the plans entitled "Zoning Location Survey of 48-50 Lenox Street, Hartford, Connecticut prepared for Todd Vernon" prepared by Oswald Blint Surveying, 95 Gidding Avenue, Windsor, Connecticut, scale of 1"=10' and dated July 22, 2011 for the property located at 48-50 Lenox Street subject to the following condition:

1. Adequate lighting be installed to illuminate the driveway and parking area and arranged to reflect light away from the adjoining premises.
2. A drainage plan be submitted for approval by the Director of Planning.
3. Floor plans be amended to indicate accurate windows height.
4. Zoning information table be amended to indicate accurate lot area and usable open space information.
5. Revised site plan be submitted to indicate accurate property lines information.
6. Director of Planning is authorized to review and approve conditions one through five.

The following Commissioner voted in favor of the motion: Bobowski, Blatt, Vargas, Shannon, Lupo, Jr., Giadone and Pleasant.

ii. 170 Huyshope Avenue- Site Plan Review for the construction of a 4, 050 sq. ft. addition for the expansion of a CREC high school and addition of an intermediate school. Applicant and Owner- Colt Gateway, LLC.

Junior Planner Jillian Hockenberry presented a summary of the Site Plan application for the expansion of a high school and addition of an intermediate school. The Planning Division recommended approval of the renovations and addition at the Colt Gateway complex.

The Commission was pleased with the addition and renovations.

A motion to approve the following resolution was made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas:

Whereas: The Planning & Zoning Commission has reviewed the site plan application for a 4050 square foot addition and development of parking areas at 170 Huyshope Avenue and the Colt Gateway Complex; and

Whereas: The proposed amount of parking is adequate for all uses on site; and

Whereas: The proposed addition will allow for the expansion of the existing high school and the addition of an intermediate school; and

Whereas: The proposed addition will be used for a cafeteria and dance studio use; and

Whereas: There is adequate landscaping in the bus drop off and pick up area;
NOW THEREFORE BE IT

Resolved: That the Planning and Zoning Commission hereby approves the site plan for 170 Huyshope Avenue as shown in the plans entitled "Site Plan Application-CREC Greater Hartford Academy of the Arts Expansion at 55 & 75 Van Dyke Avenue/170 Huyshope Avenue" drawn by HRP Associates, Inc. and Maier Design Group, LLC dated May 25, 2012 with the following condition:

1. That a landscape plan be submitted to address the new parking areas.

The following Commissioner voted in favor of the motion: Bobowski, Blatt, Vargas, Shannon, Lupo, Jr., Giadone and Pleasant.

**iii. 18 Liberty Street-Site Plan Review for the new construction of a single family dwelling.
Applicant & Owner-Hartford Habitat for Humanity**

**iv. 20 Liberty Street-Site Plan Review for the new construction of a single family dwelling.
Applicant & Owner-Hartford Habitat for Humanity**

The Site Plan Review application for 18 Liberty Street and 20 Liberty Street was presented by Principal Planner Don Chapman. The proposed new constructions were identical.

The Commission was pleased with the proposed new single family dwellings.

A motion to approve the following resolution for 18 Liberty Street, was made by Commissioner Blatt, and seconded by Commissioner Lupo, Jr.:

Whereas The Planning and Zoning Commission has reviewed the application for a site plan review at 18 Liberty Street; and

Whereas: The proposed use is consistent with the medium density residential land use designation from the Plan of Conservation and Development; and

Whereas: Medium density residential land use envisions one, two and three family structures; and

Whereas: The proposed use is compatible with the surrounding medium density residential one, two and three family uses; now be it

Resolved: That the Planning and Zoning Commission hereby approves the application for site plan review as shown in the plan entitled "New Residence" 20 Liberty Street, Hartford, Connecticut, February 15, 2012 Habitat for Humanity, Hartford Area, prepared by: RPM Architecture, 63 Foxbrook Road, East Hartland, Connecticut 860-653-4185 P.O. Box scale of 1"=20' and dated February 15, 2012 with the following conditions:

1. The applicant will provide adequate lighting and landscaping.

The following Commissioner voted in favor of the motion: Bobowski, Blatt, Vargas, Shannon, Lupo, Jr., Giadone and Pleasant.

A motion to approve the following resolution for 20 Liberty Street, was made by Commissioner Lupo, Jr., and seconded by Commissioner Giadone:

Whereas The Planning and Zoning Commission has reviewed the application for a site plan review at 18 Liberty Street; and

Whereas: The proposed use is consistent with the medium density residential land use designation from the Plan of Conservation and Development; and

Whereas: Medium density residential land use envisions one, two and three family structures; and

Whereas: The proposed use is compatible with the surrounding medium density residential one, two and three family uses; now be it

Resolved: That the Planning and Zoning Commission hereby approves the application for site plan review as shown in the plan entitled "New Residence" 20 Liberty Street, Hartford, Connecticut, February 15, 2012 Habitat for Humanity, Hartford Area, prepared by: RPM Architecture, 63 Foxbrook Road, East Hartland, Connecticut 860-653-4185 P.O. Box scale of 1"=20' and dated February 15, 2012 with the following conditions:

1. The applicant will provide adequate lighting and landscaping.

The following Commissioner voted in favor of the motion: Bobowski, Blatt, Vargas, Shannon, Lupo, Jr., Giadone and Pleasant.

c) Reviews

i. 321 Park Terrace-Review of granting an easement in Connecticut Light and Power on City owned land at 321 Park Terrace

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

ii. 415 Granby Street-Review of appropriating \$100,000,000 for the planning, design and construction of renovations and improvements to Weaver High School and authorizing the issuance of \$100,000,000 bonds of the City to meet said appropriation

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

iii. 80 Coventry Street-Review of site and building improvements to the North End Senior Center

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

iv. South Green Improvements-Barnard Park improvements by the City of Hartford

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

v. 451 Ann Uccello Street-Review of a 12 foot easement in favor of 220 High Street

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

III. Approval of Minutes

The minutes of April 10th, April 24th, May 8th, and May 22nd were handed to the Commission. No formal action was taken.

IV. New/Old Business

A referral from the Court of Common Council was added to the agenda in reference to 260 Huyshope Avenue-Review a License Agreement with Colt Gateway, LLC for the use of a City owned parcel of land. Wayne Benjamin, Department of Development Services Economic Development Director informed the Commission about the temporary license agreement that would improve the lot by providing 800 parking spaces.

The Commission voted to forward a favorable recommendation to City Council; all were in favor.

V. Adjournment

The meeting was adjourned at approximately 7:32 p.m.

Respectfully submitted by
Lynda Crespo, Administrative Assistant

Roger J. O'Brien, Planning Director/Secretary