



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

---

---

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**  
**TUESDAY, June 26, 2012**

**Commissioners Present**

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

**Staff Present**

Kim Holden  
Lynda Crespo  
Jillian Hockenberry

**Commissioner Absent**

Valerio Giadone

---

---

Chairwoman Bobowski called the meeting to order. Chief Staff Planner Kim Holden read the roll. Chairwoman Bobowski appointed alternate Commissioner Gerry Pleasant to fill a vacancy. There was a quorum.

**I. Site Plan Review**

- a. **235 Zion Street-Site Plan Review for the new construction of a two family dwelling in a R3 zoning district.**
- b. **237 Zion Street- Site Plan Review for the new construction of a two family dwelling in a R3 zoning district.**

Junior Planner Jillian Hockenberry presented a summary of the Site Plan Review application for 235 Zion Street and 237 Zion Street in the same manner. The design of the proposed two family dwellings were identical.

Chairwoman Bobowski suggested that the building be moved up to the building line, and the parking arrangement be reconfigured.

A motion to approve the amended resolution for 235 Zion Street was made by Commissioner Blatt, and seconded by Commissioner Vargas:

Whereas: The Planning and Zoning Commission has reviewed the site plan for a new two family dwelling at 235 Zion Street; and

Whereas: The architectural features are consistent with the surrounding structures in the neighborhood; and

Whereas: The proposal meets the requirements of the R-3 zoning district; now therefore be it

Resolved: That the Planning and Zoning Commission hereby approves the plans entitled, "235 Zion Street Hartford, Connecticut" and LS.1 (5/8/12), A.1, A.2, A.3, A.4 and A.5 (5/10/12) drawn by Gary DeWolf architects with the following conditions:

1. Submit a revised site plan indicating building and veranda lines, utilities, drainage, lighting and a reconfigured parking lot.
2. Show the building built up to the building line and the porch extended to the veranda line on the revised site plan.
3. Revise the zoning table to reflect R-3 zoning district requirements.
4. Submit a basement floor plan.
5. Plant 10 Arborvitae along the rear of the property for screening and indicate them on the revised site plan.

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

A motion to approve the amended resolution for 237 Zion Street was made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon:

Whereas: The Planning and Zoning Commission has reviewed the site plan for a new two family dwelling at 237 Zion Street; and

Whereas: The architectural features are consistent with the surrounding structures in the neighborhood; and

Whereas: The proposal meets the requirements of the R-3 zoning district; now therefore be it

Resolved: That the Planning and Zoning Commission hereby approves the plans entitled, "237 Zion Street Hartford, Connecticut" and LS.1 (5/8/12), A.1, A.2, A.3, A.4 and A.5 (5/10/12) drawn by Gary DeWolf architects with the following conditions:

1. Submit a revised site plan indicating building and veranda lines, utilities, drainage, lighting and a reconfigured parking lot.
2. Show the building built up to the building line and the porch extended to the veranda line on the revised site plan.
3. Revise the zoning table to reflect R-3 zoning district requirements.
4. Submit a basement floor plan.

5. Plant 10 Arborvitae along the rear of the property for screening and indicate them on the revised site plan.

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

## **II. Site Bond Release**

- a. **755 Windsor Street-Release of a performance bond for site improvements in the amount of \$6,000. Applicant-Good Shepherd.**

Chief Staff Planner Kim Holden informed the Commission that the applicant fulfilled all the conditions of approval that was required for an approval of location to sell used cars.

The Commission voted in favor of releasing the bond.

## **III. Approval of Minutes**

The minutes of April 10<sup>th</sup>, May 8<sup>th</sup>, and May 22<sup>nd</sup> were approved with conditions. The minutes of April 24<sup>th</sup> was approved.

Commissioner Anthony Koos abstained.

## **IV. New/Old Business**

Chief Staff Planner informed the Commission that the City was awarded a \$10,000,000 TIGER grant.

## **V. Adjournment**

The meeting was adjourned at approximately 5:32 p.m.

Respectfully submitted by  
Lynda Crespo, Administrative Assistant

---

Roger J. O'Brien, Planning Director/Secretary