



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

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**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**  
**TUESDAY, July 10, 2012**

**Commissioners Present**

Sandra Bobowski  
David Blatt  
Temple Shannon  
Anthony Koos  
Edwin Vargas, Jr.  
Valerio Giadone  
John Lupo, Jr.

**Staff Present**

Roger J. O'Brien  
Lynda Crespo  
Jeff Cormier  
Don Chapman  
Jillian Hockenberry  
Irena Lazic

**Commissioner Absent**

Gerald Pleasent(Alternate)

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Chairwoman Bobowski called the meeting to order. Secretary O'Brien called the roll. There was a quorum.

**I. Public Hearing**

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

The application was tabled at the June 12, 2012 meeting to allow the applicant to amend his permit to include a proposed gas station at the subject site. The applicant had not contacted anyone in the Planning Division since the June 12, 2012 public hearing. The applicant failed to submit a request asking for a 35 day extension.

Commissioner Bobowski opened the public hearing and invited the public to speak on the matter.

Hyacinth Yennie, Chairwoman of Maple Avenue Revitalization Zone stated that the applicant had not contacted the NRZ as he agreed, to present his proposed business and answer any questions or concerns of the neighborhood.

There were no other testimonies heard; the public hearing closed.

- b. **370 Market Street-Special Permit amendment for the extension of time to complete the approved new construction of a hotel. Applicant-Ankit Patel, Owner-CAV LLC.**

Principal Planner Jeff Cormier presented a summary of the approved plan. The applicant requested an extension of completion time for the approved new construction of a "Best Western" Hotel, granted on November 13, 2007. Sec. 163 (e) (1), all work shall be completed within five (5) years after approval of the plan. The Commission may grant one or more extensions of the time to complete all or part of the work provided the total extension does not exceed 10 years from the date of approval. Planning staff recommended that an extension of two (2) years be granted for completion of the hotel.

Planning Director and Secretary of the Commission Roger J. O'Brien asked the applicant about the current use of the lot. A license was granted to the applicant for a temporary parking lot from the License and Inspections without a permit. Mr. O'Brien stated that the City was working on addressing illegal parking lots.

Ankit Patel, applicant and owner of the subject lot stated that he used his lot for parking for approximately 16 days a year. Mr. Patel complained about the conditions of City owned lots.

Vishant Patel, part owner, stated that an extension approval would help them secure financing for the project.

Chairwoman Bobowski invited the public to speak on the matter.

Wayne Benjamin, Department of Development Services, Economic Division Director, spoke in favor of the extension request. Mr. Benjamin stated that the applicant was able to secure another hotel brand since the "Best Western" approval.

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

## **II. Regular Meeting**

### **a) Consideration of Public Hearing Items**

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

A motion to deny the application without prejudice was made by Commissioner Vargas, and seconded by Commissioner Lupo, Jr.

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

**ii. 370 Market Street-Special Permit amendment for the extension of time to complete the approved new construction of a hotel. Applicant-Ankit Patel, Owner-CAV LLC**

A motion to approve the following amended resolution to grant a three (3) year extension, with an additional one (1) year if financing was in place, was made by Commissioner Vargas, and seconded by Commissioner Giadone:

Whereas: The applicant has applied for an extension of the completion time for the Special Permit approval granted by the Planning and Zoning Commission on November 13, 2007 for a new "Best Western" hotel at 370 Market Street; and

Whereas: The site is an integral part of development of the downtown north area; and

Whereas: According to Section 163(e)(1) of the zoning regulations all work shall be completed within five (5) years after approval of the plan; and

Whereas: The Planning and Zoning Commission may grant one or more extensions of the time to complete all or part of the work provided the total extension does not exceed ten (10) years from the date of approval; and

Whereas: Granting a 3 year extension with an additional year if financing is in place to allow the applicant to complete all work associated with construction of the hotel by November 13, 2016; Now, Therefore Be It

Resolved: That the Planning and Zoning Commission hereby grants a three (3) year extension of the special permit approval of a "Best Western" hotel as shown in the plans entitled "Best Western Inn & Suites, 370 Market Street, Hartford, Connecticut, Site Plan Approval application" prepared by F.A. Hesketh & Associates, Inc., 6 Creamery Brook, East Granby, Connecticut, scale of 1"=20' and revised October 24, 2007 for the property located at 370-380 Market Street.

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

**b) Site Plan Review**

**i. 59-61 Colonial Street-Site plan review for the new construction of a two family dwelling. Applicant & Owner-Pope Park Zion, LLC. Agent-Dean Iaiennaro.**

Principal Planner Jeff Cormier presented a summary of the Site Plan application for construction of a new two-family residence. Planning Staff recommended a parking space be eliminated to increase usable open space on the site and a six foot opaque fence be installed along the west property boundary of the site to provide separation and screening from the adjacent property.

Commissioner Koos felt that four (4) parking spaces would stabilize the asset of the property. Commissioner Blatt was comfortable with Planning recommendation to create more open space.

A motion to approve the following resolution was made by Commissioner Blatt, and seconded by Commissioner Giadone:

- Whereas: The Planning and Zoning Commission has reviewed the site plan application for a two family dwelling at 59-61 Colonial Street; and
- Whereas: While the proposal meets the requirements of the PRD, the Planning and Zoning Commission can modify any setback or height requirement to provide the best arrangement of structures, open space; and
- Whereas: Two family residential use is a permitted use in the R-2 district; and
- Whereas: The proposal is suitable for the area and will serve to improve the neighborhood; and
- Whereas: A six foot tall opaque fence can be installed along the west property boundary to provide separation, screening and to prevent cars from the adjacent apartment building from parking on the site; and
- Whereas: One parking space can be removed to create more usable open space on the site and still meet the parking requirements; and
- Whereas: The proposal is compatible with the Plan of Conservation and Development Land Use Map; Now Therefore Be It
- Resolved: That the Planning and Zoning Commission hereby approves the site plan application as shown in the plans entitled "59-61 Colonial Street, Hartford, Connecticut" prepared by Gary DeWolf Architects, 319 Peck Street, New Haven, Connecticut, scale of 1"=10' and dated May 8, 2012 for the property located at 59-61 Colonial Street with the following conditions:
1. The parking area be reconfigured to maximize usable open space on the site and meet the parking requirement of three spaces.
  2. A six foot opaque fence be installed along the west property boundary of the site to provide separation and screening from the adjacent apartment building parking area.

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

The following Commissioner voted against: Koos

**ii. 46-48 School Street-Site Plan review for the new construction of a two family dwelling. Applicant and Owner-Pope Park Zion, LLC. Agent-Dean Iaiennaro.**

Principal Planner Jeff Cormier presented a summary of the Site Plan application for construction of a new two-family residence. Planning Division recommended the parking area be reconfigured to maximize usable open space on the site and meet the parking requirement of three parking spaces.

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 site plan application for a two family dwelling at 46-48 School Street; and
- Whereas: The proposal meets all the zoning requirements of the R-2 district; and
- Whereas: Two family residential use is a permitted use in the R-2 district; and
- Whereas: The proposal is part of a larger development of new and rehabilitated homes on School Street; and
- Whereas: One parking space can be removed to create more usable open space on the site and still meet the parking requirements; and
- Whereas: The proposal is compatible with the Plan of Conservation and Development Land Use Map; Now Therefore Be It
- Resolved: That the Planning and Zoning Commission hereby approves the site plan application as shown in the plans entitled "46-48 School Street, Hartford, Connecticut" prepared by Gary DeWolf Architects, 319 Peck Street, New Haven, Connecticut, scale of 1"=10' and dated May 8, 2012 for the property located at 59-61 Colonial Street with the following conditions:
1. The parking area be reconfigured to maximize usable open space on the site and meet the parking requirement of three spaces.

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

The following Commissioner voted against: Koos

**iii. 41-43 & 47-49 Wolcott Street-Site Plan Review for the rehabilitation of each six unit apartment building into two two-family dwellings with a shared parking area.**

Planner Jillian Hockenberry presented a summary of the Site Plan Review application for rehabilitation of each six unit apartment building into two two-family dwellings with a shared parking area. Utilities, drainage and lighting were not indicated in the site plan submitted by the applicant. The Planning Division recommended that the applicant submit a revised site plan indicating utilities, drainage and lighting, and that all cross easements be filed on the land records for the shared parking area.

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

Whereas: The Planning and Zoning Commission has reviewed the site plan for the rehabilitation of each six unit apartment building at 41-43 Wolcott and 47-49 Wolcott Streets into two-two family dwellings with a shared parking area; and

Whereas: The proposed exterior renovations are consistent with the original historic architectural features and are consistent with the surrounding structures in the neighborhood; and

Whereas: There is inadequate landscaping and decorative fencing to screen the parking area from surrounding residences; and

Whereas: The proposal meets the requirements of the R-2 zoning district; now therefore be it

Resolved: That the Planning and Zoning Commission hereby approves the plans entitled “Two-Family Residences #47-49 Wolcott Street #47-49 Wolcott Street” drawn by Gary DeWolf Architects, dated April 12, 2012 with the following conditions:

1. Submit a revised site plan indicating utilities, drainage and lighting.
2. The necessary cross easements be filed on the land records.

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

**iv. 280 Edgewood-Site Plan Review for the conversion of a one family dwelling to a two family dwelling. Applicant & Owner-Shane Gordon.**

Junior Planner Irena Lazic presented a summary of the Site Plan Review application for the conversion of a single-family dwelling to a two-family dwelling. The subject property was in the R5 zoning district, where two-family residential use was permitted. Site lighting and drainage plan was indicated on the site plan.

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 280 Edgewood Street; and
- Whereas: The proposed two family residential use is consistent with the Plan of Conservation and Development; and
- Whereas: The use is permitted in the R-5 district and the proposed building meets the zoning requirements; and
- Whereas: The proposed two family residential building will have two parking spaces and a one car garage located in the rear of the building; and
- Whereas: The Historic Preservation Commission approved the proposal; 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 "Rehabilitation and Roof Reconstruction, 280 Edgewood Street, Hartford, CT, for: Shane Gordon" prepared by THE ARCHITECTS, Robert B. Hurd, AIA, 56 Arbor Street, Hartford, CT, 06106, scale of 1"=20' and dated April 25, 2012, revised June 4, 2012 for the property located at 280 Edgewood Street subject to the following conditions:
  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.

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

**b) Reviews**

- i. **South Green improvements Barnard Park improvements by the City of Hartford.**
- ii. **Improvements to George Day Park by the City of Hartford.**

The review for South Green Barnard Park improvements and improvements to George Day Park was tabled.

- iii. **Improvements to Goodwin Park Pond House by the City of Hartford.**

Planning Director and Secretary of the Commission Roger J. O'Brien informed the Commission that the improvements to Goodwin Park Pond House consisted of

replacing the roof and windows. Planning staff signed it off after determining what the improvements were.

iv. **Review of an easement agreement in favor of Aetna Life Insurance Company for the installation and maintenance of pedestrian lights on Imlay.**

The Commission voted to forward a favorable recommendation to the Court of Common Council. All were in favor.

v. **131 Ashley Street-Review of disposition of City owned property.**

The Commission voted to forward a favorable recommendation to the Court of Common Council. All were in favor.

vi. **37 Liberty Street-Review of disposition of City owned property.**

The Commission voted to forward a favorable recommendation to the Court of Common Council. All were in favor.

**III. Approval of Minutes**

The minutes of June 12, 2012 and June 26, 2012 were not addressed.

**V. Adjournment**

The meeting was adjourned at approximately 6:13 p.m.

Respectfully submitted by  
Lynda Crespo, Administrative Assistant

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Roger J. O'Brien, Planning Director/Secretary