



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, August 14, 2012

Commissioners Present

Sandra Bobowski
David Blatt
Temple Shannon
Anthony Koos
John Lupo, Jr

Staff Present

Roger J. O'Brien
Jillian Hockenberry
Kim Holden
Jon Mullen
Irena Lazic

Commissioners Absent

Gerald Pleasant(Alternate)
Vargas, Jr.
Valerio Giadone

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

I. Public Hearings

- A.** 113 Allyn Street-Special permit application for a new café with live entertainment and a full liquor license. Applicant-Hugh Russell, Owner-109-111-113-121 Allyn Street LLC.

Principal Planner Jeff Cormier presented a summary of the Special Permit application report to the Commission. The report included a transportation management plan, security plan and the proposed menu. Planning Division staff recommended approval with conditions.

Chairwoman Bobowski invited the public to speak on the matter.

Applicant Hugh Russell spoke regarding the proposal.

Chairwoman Bobowski closed the public hearing.

- B.** 39 Jennings Road-Approval of location for a used car dealer and general repairer. Applicant-Craig Dutcher, Dutcher Auto Sales, LLC, Owner-The Leibert Real Estate LP

Principal Planner Jon Mullen presented a summary of the report to the Commission regarding an Approval of Location application. Mr. Mullen stated that the applicant has

worked to clean the site. Planning Division staff recommended approval with conditions.

Commissioner Bobowski invited the public to speak on the matter; Attorney John Kennelly represented the applicant. Attorney Kennelly stated that the applicant cleaned the site, and building improvements were done. Attorney Kennelly requested for gravel surface instead of pavement as set forth as a condition of approval.

Chairwoman Bobowski closed the public hearing.

- C. 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. (Tabled on July 24, 2012)

The application was tabled at the last meeting; the Commission voted to take the application off the table. Chairwoman Bobowski opened the public hearing.

Chief Staff Planner Kim Holden presented a summary of the report to the Commission regarding the proposed Land Use Change on the property known as 1400 Main Street and 16 Ely Street. The City of Hartford proposed to change the One City, One Plan - Plan of Conservation and Development (POCD) land use map change.

Capitol Region Council of Government (CRCOG) submitted a letter that indicated the proposed change had no apparent conflict with regional plans and policies or the concerns of neighboring towns. However, if the proposed change was approved CRCROG encouraged the City to work with the developer to ensure that the proposed site be developed in a manner consistent with the City's vision for the North Park District.

Chairwoman Bobowski invited the public to speak on the matter. There were no testimonies heard; The public hearing was closed.

II. Regular Meeting

A. Consideration of Public Hearing Items

- i. 113 Allyn Street-Special permit application for a new café with live entertainment and a full liquor license. Applicant-Hugh Russell, Owner-109-111-113-121 Allyn Street LLC.

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

Whereas, The Planning and Zoning Commission has reviewed the application for a special permit for 113 Allyn Street; and

Whereas, The proposed use is permitted by special permit; and

Whereas, The Planning and Zoning Commission has established three standards for nightclubs which are a food menu, transportation management plan and a security management plan; and

Whereas, The applicant has submitted a security management plan that demonstrates there will be adequate security; and

Whereas, The applicant has submitted a food menu demonstrating that there will be food available; and

Whereas, The transportation management plan demonstrates that there is adequate parking available located within 500 feet for patrons; now be it

Resolved: That the Planning and Zoning Commission hereby approves the application for special permit submitted by applicant Hugh Russell for the property at 113 Allyn Street, Hartford, Connecticut, and dated July 16, 2012, with the following conditions:

1. The security management, food menu and transportation management plan are implemented in accordance with the special permit approval.

The following Commissioner were in favor: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

The following Commissioners were not present to vote: Vargas, Giadone and Pleasent(Alternate)

- ii. 39 Jennings Road-Approval of location for a used car dealer and general repairer. Applicant-Craig Dutcher, Dutcher Auto Sales, LLC, Owner-The Leibert Real Estate LP

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

Whereas, The City of Hartford Planning and Zoning Commission has reviewed an application for an approval of location to sell used automobiles at 39 Jennings Road; and

Whereas, The proposed business is located in an industrial zone which is an appropriate location for the use; and

Whereas, The proposed the site has had automobile related uses in the past; and

Whereas, The proposed business will not have an adverse impact in the immediate area in terms of traffic and access; Now, Therefore Be It

Resolved: That the Planning and Zoning Commission approves the application for an Approval of Location to operate a Used Motor Vehicle Dealership at 39 Jennings Road as shown in the site plan entitled "Site Plan For: Dutcher Auto Sales, LLC #39 Jennings Road and Leibert Road", prepared by Flynn & Cyr Land Surveying LLC, 1204 Farmington Avenue, Berlin CT 06037; dated July 13, 2012 with the following conditions;

1. The applicant paves or provides an alternative dustless surface for the area designated for parking as described on the site plan submitted, or posts a bond to do the surfacing at a later date.
2. The applicant submits a lighting plan for the lot.
3. All unregistered trailers are removed from the lot.
4. The outdoor storage area south of the building is screened by adding slats in the existing chain link fence or an alternative means of screening.
5. The Standard City of Hartford Conditions for Automobile Uses
 - 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.

And Be It Further

Resolved: That the Director of Planning is authorized to sign the site plan and the K-7 State of Connecticut form provided that any work required will be secured by a performance bond.

The following Commissioner was in favor: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

The following Commissioners were not present to vote: Vargas, Giadone and Pleasent(Alternate)

- iii. 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.

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

- Whereas: Chapter 126, Section 8-23 provides that Commission may adopt such geographical, functional or other amendments to the plan of conservation and development or parts of the plan, as it deems necessary; and
- Whereas, It is sound planning practice to periodically review land uses; and
- Whereas, The City of Hartford has requested that the Commission consider changing a portion of Main Street at Ely Street from EPUB- Educational, Public Administration, Health Care and Other Inst to CORMU- Mixed Use Commercial, Office, Residential; and
- Whereas, The Planning and Zoning Commission adopted a comprehensive Land Use Map in 2010; and
- Whereas, There is an ongoing study of the area including the subject site; and
- Whereas, The current land use designation and current zoning allows a wide range of development uses; and
- Whereas, The Planning and Zoning Commission does not want to make piecemeal Land Use amendments; Now, Therefore Be It
- Resolved: The Hartford Planning and Zoning Commission hereby denies the amendment to the Plan of Conservation and Development to change the EPUB Educational, Public Administration, Health Care and Other Inst to CORMU- Mixed Use Commercial, Office, Residential at 1400 Main Street and 16 Ely Street

The following Commissioner were in favor: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

The following Commissioners were not present to vote: Vargas, Giadone and Pleasent(Alternate)

B. Site Plan Review

- i. 46-48 Brinley Avenue-New construction of a two family dwelling. R4 zoning district. Applicant-Gerard Givens, Owner-CJC Real Estate Investment and Property Management LLC, Agent-Gordon Willis

Junior Planner Irena Lazic presented a summary of the report to the Commission regarding the Site Plan Review application for the construction of a two family dwelling in the R4 zoning district. Planning Division staff recommended approval of the Site Plan with conditions.

The Agent Gordon Willis spoke about the proposed new construction.

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

- Whereas: The Planning and Zoning Commission has reviewed the application for a residential site plan review for 46-48 Brinley Avenue, 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; and
- Whereas: The parcel is located in the Flood Plain District and the approval from the Greater Hartford Flood Commission is needed; and
- Whereas: The proposed new residential building will have two parking spaces on each side of the building; 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 46-48 Brinley Avenue, Hartford, Connecticut Prepared For Gordon Willis” prepared by Oswald Blint Surveying, 88 Farmstead Lane, Windsor, Connecticut, scale of 1”=10’ and dated July 31, 2012, for the property located at 46-48 Brinley Avenue 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. Revised site plan be submitted to indicate two front porches.

3. Revised site plan be submitted to indicate a sidewalk to be constructed along Brinley Avenue.
4. Proposed curb cuts and a sidewalk to be in accordance to the City of Hartford Standards.
5. Supportive documentation from the Greater Hartford Flood Commission be submitted.
6. That the Director of Planning can determine whether a performance bond will be required for drainage improvements prior to the issuance of a Certificate of Occupancy.

The following Commissioner were in favor: Bobowski, Blatt, Lupo, Jr., Shannon and Koos.

The following Commissioners were not present to vote: Vargas, Giadone and Pleasent(Alternate)

III. Approval of Minutes

The minutes of June 12, 2012, June 26, 2012, July 10, 2012 and July 24, 2012 were approved with corrections.

IV. Adjournment

Respectfully submitted by
Jillian Hockenberry, Junior Planner