



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Subject to Approval)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, September 11, 2012

Commissioners Present

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

Staff Present

Thomas E. Deller
Lynda Crespo
Jon Mullen
Irena Lazic

Commissioner Absent

Gerald Pleasant(Alternate)

Chairwoman Bobowski called the meeting to order. Thomas E. Deller, Director of Development Services read the roll. There was a quorum.

I. Public Hearings

- a. 63 Leibert Road-Special permit application for the conversion of a static outdoor advertising sign to a changeable electronic outdoor advertising sign. Applicant-Annette, Petterson, CBS Outdoor Inc., Owner-DeMilo and Company, Inc.

Principal Planner Jon Mullen gave a summary of the special permit report. The proposed electronic billboard was permitted and met the all the zoning requirements. The Planning Division staff recommended approval of the special permit to allow a changeable electronic outdoor advertising sign.

Councilman Larry Deutsch was not in favor of the electronic outdoor advertising sign due to public safety reasons, and asked the Commission to perform more research before taking a vote.

Annette Petterson, Applicant, was present. Ms. Petterson gave the Commission an informational package that included a memorandum from the U.S Department of Transportation Federal Highway Administration concerning changeable message signs; documents from CBS Technology Updating Initiative and the Federal guidelines Chapter 238 Highway construction and Maintenance Sec. 13a.

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

- b. 1731, 1733, 1735, 1739, 1741 Broad Street, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 53, 57, 59, 63, 65, 67, 69, 71, 72, 73, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 87, 88, 92, 93, 94, 95, 96, 97, 98, 99, 100, 104, 111 Crescent Street, 180, 190, 192, 194, 196, 198 New Britain Avenue-Special permit application for a Planned Residential Development with the new construction of five townhouse style buildings along the south and west sides of Crescent Street for student housing and facilities. Applicant- Kirchhoff Campus Properties, Owners- Trustees of Trinity College, Trinity College, Agent- Brian Cohan.

A motion to table the application to the next regular scheduled public hearing was made by Commissioner Blatt, and seconded by Commissioner Vargas, Jr.

The following Commissioners were in favor: Bobowski, Blatt, Shannon, Koos, Lupi, Jr., Vargas, and Giadone.

II. Regular Meeting

A. Consideration of Public Hearing Items

- i. 63 Liebert Rd-Special Permit application for the conversion of a static outdoor advertising sign to a changeable electronic outdoor advertising sign. Applicant-Annette Petterson, CBS Outdoor Inc.

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

Whereas, The Planning and Zoning Commission has reviewed the Special Permit application for the conversion of an existing static outdoor advertising sign to a changeable electronic outdoor advertising sign located at 63 Leibert Road; and

Whereas, The Planning and Zoning Commission recently approved an amendment to the City of Hartford Planning and Zoning Regulations that would allow the conversion of an existing static outdoor advertising sign to a changeable electronic outdoor advertising sign that is not within six hundred fifty feet (650) of another outdoor advertising sign; and

Whereas, The amendment to the zoning regulations allows for new technology to be incorporated into outdoor advertising in Hartford while at the same time limiting it to a small number of eligible locations.; and

Whereas, The proposed location of the changeable electronic outdoor advertising sign is approximately one thousand four hundred sixty seven (1467) feet

and, one thousand ninety eight (1098) feet from two existing static outdoor advertising signs to the north and southwest respectively; and

Whereas, The proposed changeable electronic outdoor advertising will be thirty five (35) feet tall and each sign face will be six hundred seventy two (672) square feet which is in compliance with the maximum height – thirty five (35) feet, and maximum size – seven hundred fifty (750) square feet requirements for outdoor advertising signs as set forth in the zoning regulations; Now Therefore Be It

Resolved: That the Planning and Zoning Commission hereby approves the Special Permit for the conversion of an existing static outdoor advertising sign to a changeable electronic outdoor advertising sign located at 63 Leibert Road, as shown on the site plans entitled “Improvement Location Survey Proposed Digital Panel Billboard Land of DeMilo & Company, Inc. 63 Leibert Road Hartford Connecticut” prepared by Juliano Associates, 405 Main Street (Yalesville) Wallingford, CT, dated July 5th, 2012 , scale 1 inch equals 40 feet.

The following Commissioners were in favor: Bobowski, Blatt, Shannon, Koos, Lupi, Jr., Vargas, and Giadone.

B. Site Plan Review

- i. 182-184 Benton Street-New construction of a two family dwelling. Applicant & Owner-Frank Citino.

Junior Planner Irena Lazic presented a summary of the site plan application for the new construction of a two family dwelling.

Chairwoman Bobowski noticed that the site plan front elevation did not match the site plan submitted.

Frank Citino, applicant, agreed to flip the front elevation to make it consistent with the site plan.

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

Whereas: The Planning and Zoning Commission has reviewed the application for a residential site plan review for 182 Benton Street, and

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

Whereas: The use is permitted in the R-3 district and the proposed building meets the zoning requirements; and

Whereas: The overall design maintains appropriate site layout, size and materials in relation to the existing neighborhood; and

Whereas: The proposed new residential building will have three parking spaces located at the rear of the residence; 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 "Improvement Location Survey Prepared for Frank Citino, 182 Benton Street, Hartford, Connecticut" prepared by Peter Parizo, 536 South Main Street, West Hartford, Connecticut, 06110, scale of 1"=20' and dated August 06, 2012, for the property located at 182 Benton Street, with the following conditions:

1. The front elevation coincides with the site plan submitted.
2. The building line aligns with the abutting properties.

The following Commissioners were in favor: Bobowski, Blatt, Shannon, Koos, Lupi, Jr., Vargas, and Giadone.

C. CGS 8-24 Reviews

i. 17-19 Squire Street-Disposition of City owned property

Principal Planner Jon Mullen reported that the subject property received approval by the Planning and Zoning Commission in 2009 for use as supportive housing. Additionally, the subject property was granted a variance by the Zoning Board of Appeal in 2009 for lot coverage, rear yard setback and parking. The Planning Division recommended the disposition of the subject property for residential use.

The Commission voted unanimously to forward a recommendation to the Court of Common Council, the disposition of the subject property for residential use.

- ii. 272 Garden Street-Disposition of City owned property**
- iii. 20 & 36 Wolcott Street-Disposition of City of owner property**

272 Garden Street and 20 & 36 Wolcott Street were approved previously. Therefore, the Commission did not vote.

III. New/Old Business

Thomas E. Deller, Director of Development Services spoke about several plans that will be taking place within the next 6 months to a year. The following plans were briefly summarized: Housing Policy Plan, Economic Development Policy, Permit Committee, Parks Plan, improvements to the Zoning Ordinance and transportation study.

IV. Approval of Minutes

The minutes of August 14, 2012 were approved.

V. Adjournment

Respectfully submitted by
Lynda Crespo, Administrative Assistant