



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, September 25, 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
Jillian Hockenberry
Don Chapman

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. 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, 73, 75, 77, 79, 81, 83, 85, 87, 93, 95, 97, 99, 111 Crescent Street, 180 New Britain Avenue-Special Permit application for a Planned Residential Development with new construction of three townhouse style buildings along the south side of Crescent Street for student housing, facilities and parking. Applicant-Kirchoff Campus Properties, Owner-Trustees of Trinity College, Trinity College, Agent-Brian Cohan.

Junior Planner Jillian Hockenberry gave a summary of the special permit report for a planned residential development for the new construction of three townhouse style buildings for student housing and facilities with parking. A total of twenty six bedrooms were proposed, to house 203 students and 62 parking spaces. The Planning Division recommended approval with an added condition, that all of the subject properties be merged prior to the issuance of Certificates of Occupancy.

Chairwoman Bobowski invited the public to speak on the subject matter.

Paul Mutone, Trinity Finance Operation stated that Trinity's long range plan was to create more student housing complexes.

Commissioner Blatt was pleased with the Trinity's long range plan.

Commissioner Giadone noticed that the site plan did not indicate any walkways in the rear portion of the townhouses, between the parking area and the townhouses. He felt that a walkway would make a direct path and prevent the lawn from having multiple worn out paths.

Brian Cohen, Applicant and Agent stated that the plan was to maximize the site with green space areas.

Commissioner Lupo, Jr. asked what the planned security measures were.

Brian Cohen stated that there would be a security office on the proposed development.

Thomas E. Deller, Director of Development Services and Secretary of the Commission read a letter that was submitted for the record by the Frog Hollow Neighborhood Revitalization Zone, in favor of the proposed planned residential development for student housing.

Hyacinth Yennie, Chair of Maple Avenue Revitalization Group spoke in favor of the proposed plan.

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

b. 519 Farmington Avenue-Special Permit application for a restaurant with a drive through at an existing gas station in the B3 zoning district. Applicant-Deepak Bajaj, Owner-DB Oil Corp.

Upon the applicant's email request, the Commission voted unanimously to table the application to the next regular scheduled meeting of October 9, 2012. Commissioner Giadone made the motion and Commissioner Lupo, Jr. seconded.

II. Regular Meeting

A. Consideration of Public Hearing Items

i. 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, 73, 75, 77, 79, 81, 83, 85, 87, 93, 95, 97, 99, 111 Crescent Street, 180 New Britain Avenue-Special Permit application for a planned Residential Development with the new construction of three townhouse style buildings along the south side of Crescent Street for student housing, facilities and parking. Applicant-Kirchoff Campus Properties, Owners-Trustees of Trinity College, Trinity College, Agent-Brian Cohen

After a brief discussion, a motion to postpone the vote was made by Commissioner Lupo, Jr., and seconded by Commissioner Blatt. The following Commissioners were in favor: Bobowski, Blatt, Shannon, Koos, Lupo, Jr., Vargas, and Giadone.

B. Site Plan Review

- i. 27 William Shorty Campbell Street also known as 539 Flatbush Avenue-Site Plan review for the expansion of an existing shopping center by 6,200 square feet and reconfiguration of the parking area. Applicant and Owner-Paramount Realty.

Principal Planner Jon Mullen clarified the discrepancy between the report submitted to the Commission and the legal advertisement in the newspaper which showed different addresses. Mr. Mullen stated that both addresses were all part of the subject properties also known as the Charter Oak Market Place.

The proposed plan was for the expansion of the existing shopping center and reconfiguration of parking at the corner of Flatbush Avenue and Newfield Street. The applicant proposed to construct an 8610 square foot retail addition to the existing principal retail building located at the southeast portion of the subject lot. The proposed plan included the demolition of an existing building at the northwest corner of the lot and replaced it with two smaller retail buildings. The Planning Division recommended approval of the Site Plan with an added condition; the applicant must submit a colored rendering with elevation and proposed material.

Tom Regan, represented the owner. Mr. Regan gave a brief history of the location and answered the Commissions questions regarding the layout and sidewalk elevations.

The Commission was pleased with the proposal and amended the resolution to change the address as it was advertised. A motion to approve the following resolution was made by Commissioner Blatt, and seconded by Commissioner Lupo, Jr.:

Whereas, The City of Hartford Planning and Zoning Commission has reviewed and application for a site plan for the Expansion of the existing shopping center on 27 Williams Shorty Campbell Street, also known as 539 Flatbush Avenue and reconfiguration of parking at the corner of Flatbush Avenue and Newfield Street; and

Whereas, The proposed expansion meets all the requirements for the B-3 zoning district; and

Whereas, The design of the proposed expansion is similar in size scale and character to that of the other buildings on the site; and

Whereas; There is ample parking on the site to accommodate the new expansion of the shopping center; and

Whereas; The applicant has submitted an acceptable landscaping plan; and

Whereas; The land use is consistent with Future Land Use Map's Designation of the site as General Business; Now Therefore Be It

Resolved: That the City of Hartford Planning and Zoning Commission hereby approves the application for the expansion of the existing shopping center on 495 Flatbush Avenue and reconfiguration of parking at the corner of Flatbush Avenue and Newfield Street as shown in the submission plan entitled "Submission To City of Hartford Planning & Zoning Commission Charter Oak Market Place Addition and Redevelopment, Flatbush Avenue Hartford, CT", prepared by BL Companies 355 Research Parkway, Meriden, CT 06450, dated July 11, 2012, subject to the following conditions:

1. The applicant submits a revised circulation plan showing pedestrian crosswalks in the parking lot of out parcel F and G.
2. The applicant submits color elevation drawings of the proposed bank building on out parcel F and G, and the proposed expansion attached to the Southeastern Principal Building for review and approval by the Zoning Administrator.

Now Therefore Be It Further

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

C. CGS 8-24 Reviews

- i. 42 Francis Avenue-Short term lease to Sack Distributors for temporary office space and office parking.

Junior Planner Irena Lazic presented a summary of the lease agreement between Parkville Associates, LLC, the property owner of 34 Francis Avenue, and the City of Hartford for a temporary office space and office parking for a period of six months, October 1, 2012 to March 31, 2013.

Planning Division staff recommended approval of the proposed lease and thereby a favorable recommendation to the Court of Common Council.

The Commission voted unanimously to forward a favorable recommendation to the Court of Common Council, a lease agreement as presented.

- ii. 427-439 Albany Avenue and 55 Brook Street-Short term lease to Paganelli Construction to store equipment used in conjunction with the Clean Water Project.

Principal Planner Don Chapman presented a summary of the lease agreement between the City of Hartford and Paganelli Construction Corporation for approximately one year. Paganelli proposed to use the land for a staging site for construction equipment and materials.

Planning Division Staff recommended approval of the lease agreement and thereby a favorable recommendation to the Court of Common Council.

The Commission voted unanimously to forward a favorable recommendation to the Court of Common Council, a lease agreement as presented.

D. Presentation by the Permitting Task Force

The Permitting Task Force Committee gave a presentation regarding Streamlining the permit process within the Department of Development Services.

III. Zoning Update

Thomas E. Deller gave the Commission copies of the Zoning Regulation Rollout Schedule. As mentioned at the previous meeting, the purpose of the schedule was to look create a timeline to review the Zoning regulations, and make the necessary changes to bring the City closer to the goals of One City, One Plan.

IV. Approval of Minutes

The minutes of September 11, 2012 were approved.

V. Adjournment

Respectfully submitted by
Lynda Crespo, Administrative Assistant