



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, January 22, 2013

Commissioners Present

David Blatt
Valerio Giadone
Anthony Koos
Temple Shannon
Edwin Vargas, Jr.
Gerry Pleasent (Alternate)

Staff Present

Thomas E. Deller
Lynda Crespo
Don Chapman
Jon Mullen
Lisa Silvestri

Commissioners Absent

Sandra Bobowski
John Lupo, Jr

The meeting was called to order by Commissioner Blatt. Roll was taken; it was noted for the record that Commissioners Vargas and Pleasent arrived after roll call. Commissioner Pleasent was appointed to fill a vacancy. The meeting followed the order of the agenda presented.

I. Reviews

a. 8-24 Review

- i. 126 and 130 New Park Avenue, and 8 and 161 Francis Court-authorizing the sale of City owned properties to Hayes Properties for development of a fueling station.

Principal Planner Don Chapman gave a brief overview of the request, authorizing the sale of City owned property to Hayes Properties. The proposal was consistent with the adopted Plan of Conservation and Development. One of the issues brought to the Commission's attention was that the Zoning Regulations and Land Use Map have not been updated to conform to the adopted Plan of Conservation and Development. The Commission's recommendation to City Council would be whether or not the proposed use conforms to the Plan of Conservation and Development.

Thomas E. Deller, Director of Development Services stated that the Plan of Conservation and Development allowed flexibility for variety of uses that were

necessary for the City. Mr. Deller advised the Commission to focus on the Plan of Conservation and Development when making the decision.

Commissioner Blatt informed the public that the subject item was not a public hearing and the reason for the review was whether or not the sale of the property was consistent with the Plan of Conservation of Development. Commissioner Blatt wanted to know how many were in attendance for the purpose of the subject item. Commissioner Blatt allowed comments by the public after no one objected.

Several neighborhood members of the Parkville Revitalization Association, and Parkville Problem Solving Committee were present. David Morin, President of the Parkville NRZ distributed additional letters to the Commission of members and residents of the neighborhood opposing the proposed fueling station. The following individuals spoke in opposition of the proposed fueling station: Raymond Casavant, David Morin, Jose Camacho, Herman Cuevas, and Ellen Fontaine.

Richard Hayes, owner of a real-estate development company in Manchester did not agree with David Morin. Mr. Hayes reassured the Commission that any issues brought up by the NRZ would be addressed. Mr. Hayes stated that the Commission voted in favor of the sale 14 months ago.

Thomas E. Deller stated that the real debate is whether the City should sell it.

Commissioner Vargas recalled the City Council not act on the sale of the property 14 months ago. Commissioner Vargas stated that the state statues allowed the NRZ's to play an important role and felt uncomfortable forwarding a favorable recommendation to the City Council, if the neighborhood strongly opposed to it. Commissioners Koos and Shannon concurred with Commissioner Vargas.

Commissioner Giadone felt that the matter should be looked into further.

A motion to forward a disapproval of the sale of the property was made by Commissioner Vargas, and seconded by Commissioner Pleasant. The following Commissioner voted in favor of the motion: Blatt, Shannon, Vargas, Giadone, Koos and Pleasant.

- ii. George Day Park Improvements by the City of Hartford, Department of Public Works

City Architects Tony Matta and Mark Tamaccio presented a site plan for improvements to George Day Park located at Arbor and Orange Street. A letter

of support dated November 27, 2012, by the Parkville Revitalization Association was submitted for the record. The Commission commended the City's effort and the Architects for the new design and proposed improvements of George Day Park.

There was a unanimous vote to forward a favorable recommendation to City Council from the Commission.

- b. Zoning Updates: Introduction of proposed text amendments
 - i. B-1 Downtown Parking Requirements
 - ii. Article IV Permitted Uses regarding Surface Parking Lots
 - iii. Article IV Permitted Uses regarding Outdoor Advertising Signs
 - iv. Article VII Signs and Outdoor Advertising
 - v. Section 2 Definitions regarding Grocery Beer
 - vi. Section 878 Sale of Alcoholic Beverages regarding Grocery Beer

Principal Planner Jon Mullen updated the Commission on the proposed text amendments. He urged the Commission to go through the proposed changes and submit their recommendations or changes. Articles IV Permitted Uses regarding Outdoor Advertising Signs and VII Signs and Outdoor Advertising will be revisited at a later time. A public hearing will be scheduled in February for B-1 Downtown Parking Requirements, Article IV Permitted Uses regarding Surface Parking Lots, Section 2 Definitions regarding Grocery Beer, and Section 878 Sale of Alcoholic Beverages regarding Grocery Beer.

II. Approval of December 11, 2012 Minutes

The minutes of December 11, 2012 were approved with changes.

III. Old/New Business

Commissioner Vargas submitted his resignation as part of the Planning and Zoning Commission effective January 31, 2013. The Commission thanked him for his service and wished him well with his newly appointed position in office as Legislator.

IV. Adjournment

Respectfully Submitted by:

Lynda Crespo, Administrative Assistant