



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

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, October 9, 2012

Commissioners Present

Sandra Bobowski
David Blatt
Temple Shannon
Valerio Giadone
Anthony Koos

Staff Present

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

Commissioner Absent

Gerald Pleasent(Alternate)
John Lupo, Jr
Edwin Vargas, Jr.

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. 134-186 Stonington Street-Special Permit application for renovations and additions to an existing 40 unit housing development with the new construction of 10 housing units and site improvements. Applicant & Owner-Twin Acres, LLP, Agent-William Crosskey, Crosskey Architects

Junior Planner Jillian Hockenberry presented a summary of the special permit application for renovations and additions to an existing 40 unit Planned residential Development with the new construction of 10 housing units and site improvements.

The site plan indicated a building that was slightly over the building line. The applicant was present and confirmed that the building was only 3 feet over the building line.

Chairwoman Bobowski stated that the development was attractive. There were no other testimonies heard. Commissioner Bobowski closed the public hearing.

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

A motion to postpone the vote was made by Commissioner Koos, and seconded by Commissioner Shannon. The following Commissioners were in favor: Bobowski, Blatt, Shannon, Koos, and Giadone.

ii. 134-136 Stonington Street-Special Permit application for renovations and additions to an existing 40 unit housing development with the new construction of 10 housing units and site improvements. Applicant & Owner-Twin Acres, LLP, Agent-William Crosskey, Crosskey Architects

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

Whereas: The Planning and Zoning Commission has reviewed the Special Permit application for renovations and additions to the Planned Residential Development located at 134-186 Stonington Street; and

Whereas: The proposal will provide a total of fifty housing units with two and three bedroom flats or townhouses for 166 people; and

Whereas: The parking lot has 48 off-street spaces and adequate on-street parking; and

Whereas: The proposal has adequate lighting, landscaping and open space for recreational purposes; and

Whereas: The architectural features fit in with the characteristics of the rest of the neighborhood and will significantly improve the existing structures; and

Whereas: The proposal meets the requirements of medium density residential for the R3 zoning district with regards to lot area, lot coverage, density, grouping, side and rear yard setbacks, height, and open space for a Planned Residential Development; and

Whereas: The overall proposal is consistent with the Plan of Conservation and Development; now be it further

RESOLVED: That the Planning and Zoning Commission hereby approves the Special Permit application for renovations and additions to the Planned Residential Development located at 134-186 Stonington Street as shown in the drawings titled, "Renovations & Additions to Twin Acres Stonington Street, Hartford, CT" drawn by Crosskey Architects and dated September 18, 2012 and revised October 4, 2012.

The following Commissioners voted in favor: Bobowski, Blatt, Shannon, Giadone and Koos.

B. CGS 8-24 Review

- i. 253 High Street-Lease of space in the public safety building to the Greater Hartford Police Federal Credit Union for up to 5 years.

Director of Development Services Thomas E. Deller informed the Commission of the lease agreement between the City and the Greater Hartford Police Federal Credit Union in the new Public Safety building. The agreement was for up to 1,000 square feet on the first floor of the building, with additional space for an ATM, for 5 years.

The Commission voted unanimously to forward a favorable recommendation to City Council.

III. Zoning Update

Principal Planner Jon Mullen handed out draft copies of proposed text amendments regarding the sale of alcoholic beverages, off street parking, site plan review criteria, landscaping standards, and zoning map changes on Farmington Avenue from B3 zone to B4 zone. Mr. Mullen discussed the proposed changes. A public hearing will be scheduled for public comment.

IV. New Business

- i. **255, 460, 510, 519, 524, 530 Farmington Avenue**-zoning map change for all properties zoned B3 along Farmington Avenue between May Street and South Whitney Street.

Principal Planner Don Chapman handed out a copy of the report regarding the subject properties for information purposes only. The City of Hartford Planning Division requested a zoning map change from B3 zoning district to B4 zoning district, due to growth increase of commercial uses along Farmington Avenue. Neighborhood business development intensified supporting a change to business zoning on the Farmington Avenue corridor.

ii. NEC Future Comments-Comments regarding the Federal Railroad Administration’s Passenger Rail Corridor Investment Plan for the Northeast Corridor (NEC FUTURE).

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

Whereas, The City of Hartford Planning and Zoning Commission has reviewed the City of Hartford comments regarding the Federal Railroad Administration’s Passenger Rail Corridor Investment Plan for the Northeast Corridor (NEC FUTURE); and

Whereas, Investment in rail and alternate modes of transportation in Hartford is one of the primary transit elements of the adopted Plan of Conservation and Development, One City, One Plan; and

Whereas, Rail investment is essential to create sustainable and reliable connections between the Hartford region of 1.2 million people and other metropolitan areas in the Northeast Corridor; and

Whereas, Hartford’s Union Station is the third busiest passenger rail station in Connecticut; and

Whereas, An integrated passenger rail system is the foundation for economic and community development, enhanced mobility, and is the primary component of the vision of the Capital City; Now Therefore Be It

Resolved: That the Planning and Zoning commission hereby endorses the City of Hartford NEC FUTURE comments.

The following Commissioners voted in favor: Bobowski, Blatt, Shannon, Giadone and Koos.

V. Approval of Minutes

The minutes of September 25, 2012 were approved.

VI. Adjournment

Respectfully submitted by
Lynda Crespo, Administrative Assistant