



CITY OF HARTFORD
Planning & Zoning Commission
260 Constitution Plaza – Hartford, CT

DRAFT MINUTES

July 27, 2021

The Planning & Zoning Commission held a Hybrid Regular Meeting at 6:00 p.m. on Tuesday, July 27, 2021.

Attendance

Present (In-Person): Chair Josye Utick, Commissioners Aaron Gill, Jonathan Harding, and Alternate Commissioner Andres Jimenez-Franck.

Present (Virtually): Commissioner David McKinley, and Alternate Commissioner Juliana Garcia-Uribe.

Absent: Commissioners Gary Bazzano and Kelvin Thomas, and Alternate Commissioner Guy Neumann.

Staff Present: Aimee Chambers, Attorney Rich Vassallo, and Paige Berschet.

I. CALL TO ORDER

Chair Josye Utick called the meeting to order at 6:08 pm. Chair Josye Utick seated Alternate Commissioners Juliana Garcia-Uribe and Andres Jimenez-Franck for the meeting.

Regular Meeting of the Inland Wetlands & Watercourses Commission

II. NEW BUSINESS

- a. **1130 Maple Ave., Goodwin Park Golf Course** - Inland Wetlands and Watercourses Permit to conduct regulated activity within wetlands, watercourse and upland review area related to installation of a new irrigation system, including removal/abandonment of the existing system at the golf course. Property Owner: City of Hartford; Applicant: Frank Dellaripa, City Engineer.

Director Aimee Chambers presented the staff report and answered Commissioner's questions.

The applicant, Mr. Frank Dellaripa, was present and shared that the stated that the pumping from the pond should keep the pond at a sufficient level and the change will greatly reduce the water bills from MDC.

Commissioner Aaron Gill made a **MOTION** to **APPROVE** the resolution as presented by staff, **SECONDED** by Commission Jonathan Harding. The resolution was approved by a vote of **6-0**.

**PLANNING & ZONING COMMISSION AS INLAND WETLANDS AND
WATERCOURSES COMMISSION
INLAND WETLANDS AND WATERCOURSES PERMIT
DRAFT APPROVAL RESOLUTION
1130 Maple Ave., Goodwin Park Golf Course
July 27, 2021**

- Whereas,** The Planning & Zoning Commission is designated as the Inland Wetlands Agency of the City of Hartford (the “Agency”); and
- Whereas,** The Agency has reviewed an application for Inland Wetlands and Watercourses Permit to conduct regulated activity within wetlands, watercourse and upland review area related to installation of a new irrigation system, including removal/abandonment of the existing system at the Goodwin Park Golf Course, on property that is identified by the City Assessor as 1012 Maple Ave., Parcel ID 233-767-001 (the “Property”); and
- Whereas,** FEMA Flood Insurance Rate Map Panel 09003C0502F, effective 9/26/2008 and panel 09003C0506G, effective 9/16/2011, depicts the Property within “Other Areas, Zone X Area of Minimal Flood Hazard;” and
- Whereas,** The new irrigation system will generally be located in the same areas that have previously been disturbed related to construction of the golf course, and together with the proposed Booster Pump and Pump Station represent a no greater than minimal impact to nearby wetlands and watercourses; and
- Whereas,** The City of Hartford was issued Authorization Under the General Permit for Diversion of Water (the “Diversion Permit”) from the State of Connecticut Department of Energy and Environmental Protection (DEEP), which approves a diversion of up to 250,000 gallons of water per day from the Goodwin Park Pond, subject to conditions. (Permit # DIVC-201707669GP), which expires January 17, 2017; and
- Whereas,** A Feasibility Study dated February 2019 estimates that the maximum daily usage at the Goodwin Park Golf Course is estimated to be 130,500 gallons per day; and
- Whereas,** The Agency has determined the proposed activity does not involve a significant impact to the wetlands and watercourse; and

Whereas, The Agency finds that a feasible and prudent alternative to the proposed regulated activity does not exist; **Now Therefore Be It**

Resolved, *That* the Agency hereby approves the petition of Frank Dellaripa, City Engineer of the City of Hartford to conduct activities consistent with plans entitled “City of Hartford Department of Public Works Plan For Goodwin Park Irrigation & Booster Pump Improvements in the City of Hartford,” prepared by BETA, consisting of 26 sheets, subject to the following conditions:

1. Soil erosion and sedimentation controls must be installed properly prior to commencing construction activities, shall be inspected and maintained in good operating condition throughout the project, shall only be removed once the site has been permanently stabilized, and shall be supplemented with additional measures if found to be inadequate, to the satisfaction of the Inland Wetland Agent and/or City Engineer.

2. Prior to removing vegetation, necessary permit(s) shall be obtained from the City Forester.

3. Final plans must be signed and sealed by the State of Connecticut licensed professional who was responsible for their preparation.

Resolved, *That* this permit shall become effective the day after the notice of this action is posted, and shall expire five years from that date;

Resolved, This 27th day of July, 2021.

Regular Meeting of the Planning & Zoning Commission

III. APPLICATIONS RECEIVED

*Indicates the official Date of Receipt for an application and start of the Public Hearing Timeline

- a. **719 Wethersfield Ave** – Special Permit for Drinking Place. Owner: Marena Mario; Applicant: William Veja. Open Hearing Deadline: September 30, 2021.
- b. **80 Seymour St** – Special Permit for Site Plan Review. Owner: Hartford Hospital. Applicant: Hartford Healthcare, Dave Casale c/o Ronald Bomengen. Open Hearing Deadline: September 30, 2021.
- c. **60 Weston St** - Special Permit for Assembly. Owner: Commerce Park Limited Partnership; Applicant: Riverfront Family Church c/o Ellen Cannon. Open Hearing Deadline: September 30, 2021.

IV. NEW BUSINESS

- a. **1130 Maple Ave** – Site Plan Review of irrigation improvements and pump house installation at Goodwin Park per Sec.3.3.3.D.(2)(a). Property Owner: City of Hartford; Applicant: Frank Dellaripa, City Engineer.

Director Aimee Chambers presented the staff report.

The applicant, Mr. Frank Dellaripa, was present and answered Commissioner Andres Jimenez-Franck's question stating no trees would be removed for the proposal.

Commissioner Jonathan Harding made a **MOTION** to **APPROVE** the resolution as presented by staff, **SECONDED** by Commission Aaron Gill. The resolution was approved by a vote of **6-0**.

**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
1130 MAPLE AVENUE – GOODWIN PARK GOLF COURSE
SITE PLAN REVIEW FOR IRRIGATION AND PUMP HOUSE**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for site plan approval for improvements to the Goodwin Park Golf Course; and
- Whereas,** Proposed improvements include the installation of a new irrigation system and pump house in support of the previously approved golf course; and
- Whereas,** Section 3.3.3.(2)(a) of the City of Hartford Zoning Regulations requires that all new buildings within parks be reviewed by the Planning & Zoning Commission; and
- Whereas,** The subject construction was approved with conditions by the Inland Wetlands & Waterways Commission (IWWC) under project number P&Z-COMM-2021-0462; and
- Whereas,** The proposed pump house is approximately 230 square feet and will have a di minimis impact on the total building coverage of the park; and
- Whereas,** The materials and design of the proposed pump house is similar to other park structures, such as the nearby pond house; and
- Whereas,** The proposed pump house is not visible from outside the park; and
- Whereas,** The proposed construction meets the minimum requirements of the Zoning Regulations; and
- Now therefore Be It
- Resolved,** The City of Hartford Planning & Zoning Commission hereby **approves** the request for site plan approval for improvements to the Goodwin Park Golf Course as shown on the 26-page plan set titled Goodwin Park Irrigation & Booster Pump

Improvements by BETA, Inc subject to the following conditions as recommended by the Inland Wetlands & Waterways Commission:

1. Soil erosion and sedimentation controls must be installed properly prior to commencing construction activities, shall be inspected and maintained in good operating condition throughout the project, shall only be removed once the site has been permanently stabilized, and shall be supplemented with additional measures if found to be inadequate, to the satisfaction of the Inland Wetland Agent and/or City Engineer.

2. Prior to removing vegetation, necessary permit(s) shall be obtained from the City Forester.

3. Final plans must be signed and sealed by the State of Connecticut licensed professional who was responsible for their preparation.

Be It Further,

Resolved, This 27th day of July, 2021.

b. SB 1201 Discussion

Director Aimee Chambers noted that the discussion item will remain on the agenda and Staff will do further research on the topic.

V. DIRECTOR'S REPORT

No report.

VI. CHAIR'S REPORT

No report.

VII. Approval of Minutes

a. July 13, 2021 – APPROVED

VIII. ADJOURNMENT

Commissioner David McKinley made a **MOTION** to adjourn the meeting, **SECONDED** by Commissioner Aaron Gill and the meeting was adjourned at 6:41 p.m.

Respectfully Submitted by:

Paige Berschet, Administrative Assistant