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

MINUTES

September 24, 2019

14 The Planning & Zoning Commission held a Regular Meeting at 6:00 p.m. on Tuesday, September
15 24, 2019, at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

16
17 **Attendance**

18 **Present:** Acting Chair Aaron Gill, Commissioners Gary Bazzano, Melvyn Colón and David McKinley and
19 Alternate Commissioner Guy Neumann.

20 **Absent:** Commissioners Sara Bronin, Andrew Cascudo, John Thomas and Alternate Commissioner Kevin
21 Henry

22 **Staff Present:** Aimee Chambers, Elizabeth Sanderson, Lisa Silvestri and Vanessa Walton

23
24 **I. CALL TO ORDER**

25 Acting Chair Aaron Gill called the meeting to order at 6:03 p.m.

26
27 **II. PUBLIC HEARING**

- 28
29 a. **1550 Albany Avenue-Westbrook Village-** This was a Special Permit and Site Plan Review to
30 replace an existing 6-foot-high fence along the railroad with a new 8-foot-high fence. Principal
31 Planner Elizabeth Sanderson gave an overview of the proposal. The applicants, Mr. Rio Sacchetti of
32 Pennrose, LLC and Mr. Anthony Healis of The Cloud Company, LLC were present and they
33 addressed and answered questions from the Commission. There were no comments or testimony
34 from the public and the Public Hearing was closed. The Commission deliberated and Acting Chair
35 Gill made a **MOTION** to **AMEND** the resolution to strike condition 2 and insert it as a
36 recommendation. **Seconded** by Commissioner Neumann. The **AMENDED** resolution was
37 **APPROVED** by a vote of **5-0**.

38
39 **PLANNING AND ZONING COMMISSION**
40 **SPECIAL PERMIT AND SITE PLAN**
41 **RESOLUTION**
42 **Westbrook Village, 1550 Albany Avenue**
43 **September 24, 2019**

44
45 **Whereas,** The City of Hartford Planning and Zoning Commission has reviewed an application to approve a
46 deviation from fence requirements as a Special Permit to an overall Site Plan, in accordance with Chapter
47 6.0, Section 6.13.5 of the Zoning Regulations; and

48 **Whereas,** A new 8' height chain link fence is proposed to replace an existing 6' height chain link fence
49 along the eastern property line, abutting land now of formerly owned by National Rail Road Passenger
50 Company; and

51
52 **Whereas,** The new fence represents a minor modification to a previously approved Special Permit and
53 Master Plan for Westbrook Village; **Now Therefore Be It**

55 **Resolved,** That the City of Hartford Planning and Zoning Commission hereby approves the petition of
56 Pennrose LLC requesting a Special Permit and Site Plan Review to allow a new 8’ height fence to be
57 installed along the eastern property line at Westbrook Village, 1550 Albany Avenue, as depicted on a plan
58 entitled: “Fence Plan, Sheet C-01,” prepared by Freeman Companies, dated July 3, 2019, subject to the
59 following conditions 1-3 and recommendation A:
60

- 61 1. Removal of existing vegetation shall be limited to that which is along the existing/proposed fence
62 line only. Existing trees to remain shall be protected during development in accordance with ANSI
63 guidelines.
64
- 65 2. This site plan approval shall expire on September 24, 2024. All work in connection with the
66 approved site plan shall be completed within five years after the approval of the plan, unless the
67 commission grants an extension of time, as allowable pursuant to Connecticut General Statutes
68 Section 8-3(g)(i).
69
- 70 3. This special permit shall only be effective after a certified copy of the approved permit is filed in the
71 office of the city clerk and recorded in the city land records in accordance with the general statutes.
72
73 a. The Commission recommends the new chain link fence be black in color.
74

75 **Resolved** this 24th day of September, 2019.
76

- 77 b. **255 Brainard Road-** This was a Special Permit and Site Plan Review for Transportation and
78 Utilities Infrastructure use at the Hartford Water Pollution Control facility. Principal Planner
79 Elizabeth Sanderson stated that the applicant requested that the hearing for the Special Permit be
80 postponed until the October 22nd Planning & Zoning Meeting. Commissioner Colón made a
81 **MOTION** that the hearing for the Special Permit for 255 Brainard Road be **POSTPONED** until the
82 next scheduled Planning & Zoning Meeting (*October 22, 2019*). **Seconded** by Commissioner
83 Bazzano. The Commission voted unanimously for the **POSTPONEMENT** and the hearing was
84 rescheduled to October 22, 2019 by a vote of **5-0**.
85
- 86 c. **942 Main Street-** This was a Special Permit for a Drinking Place with Eating Place that has less
87 than 1,000 SF of active commercial floor area at Peitro’s Pizza, Italian Pizzeria. Principal Planner
88 Elizabeth Sanderson gave an overview of the proposal. The Applicant, Mr. Ali Yildiz was present
89 and he addressed the Commission. There were no other comments or testimony and the Public
90 Hearing was closed. The Commission deliberated and Commissioner Bazzano made a **MOTION** to
91 **APPROVE** the resolution as written by staff, **Seconded** by Commissioner Colón. The resolution
92 was **APPROVED** by a vote of **5-0**.
93

94 **PLANNING AND ZONING COMMISSION RESOLUTION**
95 **SPECIAL PERMIT AND SITE PLAN**
96 **RESOLUTION**
97 **942 Main Street**
98 **September 24, 2019**
99

100 **Whereas,** The City of Hartford Planning and Zoning Commission has reviewed an application for a special
101 permit to approve a drinking place with an eating place at 942 Main Street in the DT-2 district; and
102

103 **Whereas,** A Restaurant Beer and Wine Liquor Permit previously existed on the property, but expired on
104 November 21, 2017; and
105

106 **Whereas,** Pursuant to Chapter 3, Section 3.3.5.I.(4)(d) of the zoning regulations, Eating and Drinking Places
107 that do not meet all conditions are permitted with approval of a special permit per 1.3.4 Special Permits; and
108

109 **Whereas,** The Eating Place does not contain an active commercial floor area of the minimum required 1,000
110 square feet; and

111
112 **Whereas,** This petition is in harmony with the Plan of Conservation and Development in that it will further
113 the creation of a vibrant Downtown Hartford and work to meet the goal to encourage 24/7 activity through
114 developing businesses with evening and weekend peak uses, such as restaurants and bars; **Now Therefore**
115 **Be It**

116
117 **Resolved, That** the City of Hartford Planning and Zoning Commission hereby approves the special permit
118 for a Drinking Place with an Eating Place at 942 Main Street in the DT-2 district, subject to the following
119 condition:

- 120 1. The sale of alcoholic beverages shall be subordinate and incidental to the use of the premises as
121 an Eating Place;

122
123 **Resolved,** This twenty-fourth day of September, 2019.

124
125 **III. REGULAR MEETING**

- 126 a. **Planning & Zoning Commission 2020 Meeting Schedule-** Commissioner Bazzano made a
127 **MOTION** to **ACCEPT** the meeting schedule as submitted by staff, **Seconded** by Commissioner
128 Colon. The Commission voted unanimously to **APPROVE** the schedule and the schedule was
129 **APPROVED** by a vote of **5-0**.

130
131
132 **IV. CHAIR'S REPORT**

133 There was no Chair's report for this meeting.

134
135 **V. DIRECTOR'S REPORT**

136 There was no Director's report for this meeting.

137
138 **VI. NEW/OLD BUSINES**

- 139 a. POCD Updates- Aimee Chambers, Director of Planning gave an updated on the progress as
140 follows:
- 141 • Doug Suisman was in town last week with I-Quilt and he gave presentations regarding
142 Hartford 400 Initiatives. She attended a number of those meetings where they spoke
143 generally about the POCD and its process.
 - 144 • She has a meeting scheduled for tomorrow (9/25/19) with Commissioner Sara Bronin and
145 Ms. Jackie Mandyke to finalize the working crews
 - 146 • She has a team of interns working on a community engagement plan to go along with the
147 PODC process.
 - 148 • Expecting to do a working group meeting in the Trinity Co-Op space on Constitution Plaza
149 which should start in the month of November.

150 **VII. Approval of the Minutes**

- 151 a. September 10, 2019- Approved

152
153 **VIII. ADJOURMENT**

154 Acting Chair Aaron Gill adjourned the meeting at 6:53 p.m.

155
156 **Respectfully Submitted by:**
157 **Vanessa Walton, Executive Assistant**

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159