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Regular Meeting of Planning and Zoning Commission And Inland Wetlands Commission

January 28, 2020 - 6:00 P.M.

260 Constitution Plaza, Plaza Level Conference Room
Hartford, CT 06103

AGENDA

Regular Meeting of the Planning and Zoning Commission

- I. Roll call
- II. Public Hearings**
 - a. *Postponed from 1/14/20 - 539 Park St. - Special Permit for Parking as a Principal Use*, in accordance with Section 3.3.8.A, on property located in the MS-1 District. Property Owner: Hartford Pharmacy, Inc., Applicant: Praveen Dhulipalla, Hartford Pharmacy, Inc.
 - b. *Postponed from 1/14/20 - 10 Locust St. – Zone Map Amendment* to change the zone district of a +/- 4.5 acre property located on the southeast side of the intersection of Locust St. and Wawarme Ave. from CX-1 Commercial Industrial Mix to ID-1 Industrial District to allow the existing Penske Truck Rental facility to expand the business. Property Owner & Applicant: Rollins Leasing Corp c/o Penske.
 - c. **Proposed Zoning Regulation Amendments** pertaining to various sections of the regulations, including references related to but not limited to the following: parking requirements; lot definitions; compliance with Municipal Code; nonconforming uses; adopted bicycle master plan; parking structures; Light Industry; River Uses; Beer/Wine/Liquor Sales Use; Craftsman Industrial Use; Accessory Dwelling Units; permitted uses of Downtown Building Types; permitted uses of Civic Building Types; decks and patios; replacement of antenna and satellite dishes; fencing; Electric Vehicle Charging Stations; signs. Proposed amendments aim to correct minor inconsistencies and clarify text., with all proposed changes on file with the city clerk. Applicant: City of Hartford
- III. Regular Meeting
 - a. **Appointments to CRCOG Regional Planning Commission – Representative and Alternate Members** to serve from date of appointment through December 31, 2021
- IV. Chair’s Report
 - a. POCD Update
- V. New/Old Business
 - a. **Section 3.5.1.C. Home Occupation-** Formal discussion to consider amending the section to clarify whether a Home Occupation is limited to within a dwelling unit, or if the Home Occupation may be located on another area of a property (i.e. accessory structure (garage, workshop, etc.), or in another area within a multi-unit residence (such as a basement).
- VI. Approval of Minutes
 - a. January 14, 2020
- VII. Adjournment

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 CITY CLERK
 HARTFORD, CT



Regular Meeting of the Inland Wetlands Commission

- I. **Roll call**
- II. **Public Hearing****
 - a. **129 Woodland St. – Wetlands Permit** to conduct regulated activities within approximately 500 sq.ft. of wetlands/watercourse and 13,000 sq.ft. of Upland Review Area for purposes of stabilizing the site from subsidence as a result of the collapsed stormwater quality basin, and construction related to installation of a new 24-inch diameter stormwater outfall to the Park River. Property Owner: St. Francis Hospital of Hartford, Applicant: Guy Hesketh, F.A. Hesketh & Associates, Inc.
- III. **Regular Meeting**
- IV. **New/Old Business**
- V. **Approval of Minutes**
- VI. **Adjournment**

**** Documents are available for review at the City of Hartford Department of Development Services, 250 Constitution Plaza, 4th Floor, Hartford CT 06103.**