

# DDS- Planning & Zoning: Plan Review Application



Submission date: **2 February 2022, 11:37AM**  
Receipt number: **603**  
Related form version: **2**

## Application Type

Check all that apply: **Site Plan Review**

## Property Information

Property Address: **33 Capitol Avenue No coordinates found**  
Zoning District: **MX-1**  
Parcel ID: **247-455-077**  
Property Owner: **Whitman Close Asociation Inc.**  
Address of Property Owner: **PO BOX 260433, Hartford, CT 06106**  
Email: **frank@sentwood.com**

## Applicant

**Plese check if "Applicant is the same as "Property Owner"**

Name of Applicant: **Whitman Close Asociation Inc.**  
File Date: **02/02/2022**  
Address:  
Phone: **860-794-7806**

Email:

frank@sentwood.com

## Primary Point of Contact

Name: Frank Sentner

Phone: 860-794-7806

Email frank@sentner.com

## Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

**Addition of Solar Carports and EV Charging Stations to parking lot**

## Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

## Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

## Variance Application

Please state the particular hardship\* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

## Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

## Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

## Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

## Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[WCA-ParkingLotSolarEV.pdf](#)

## Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Frank Sentner

Date:

02/02/2022

**If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.**

Letter of Authorization from Property Owner

Date:

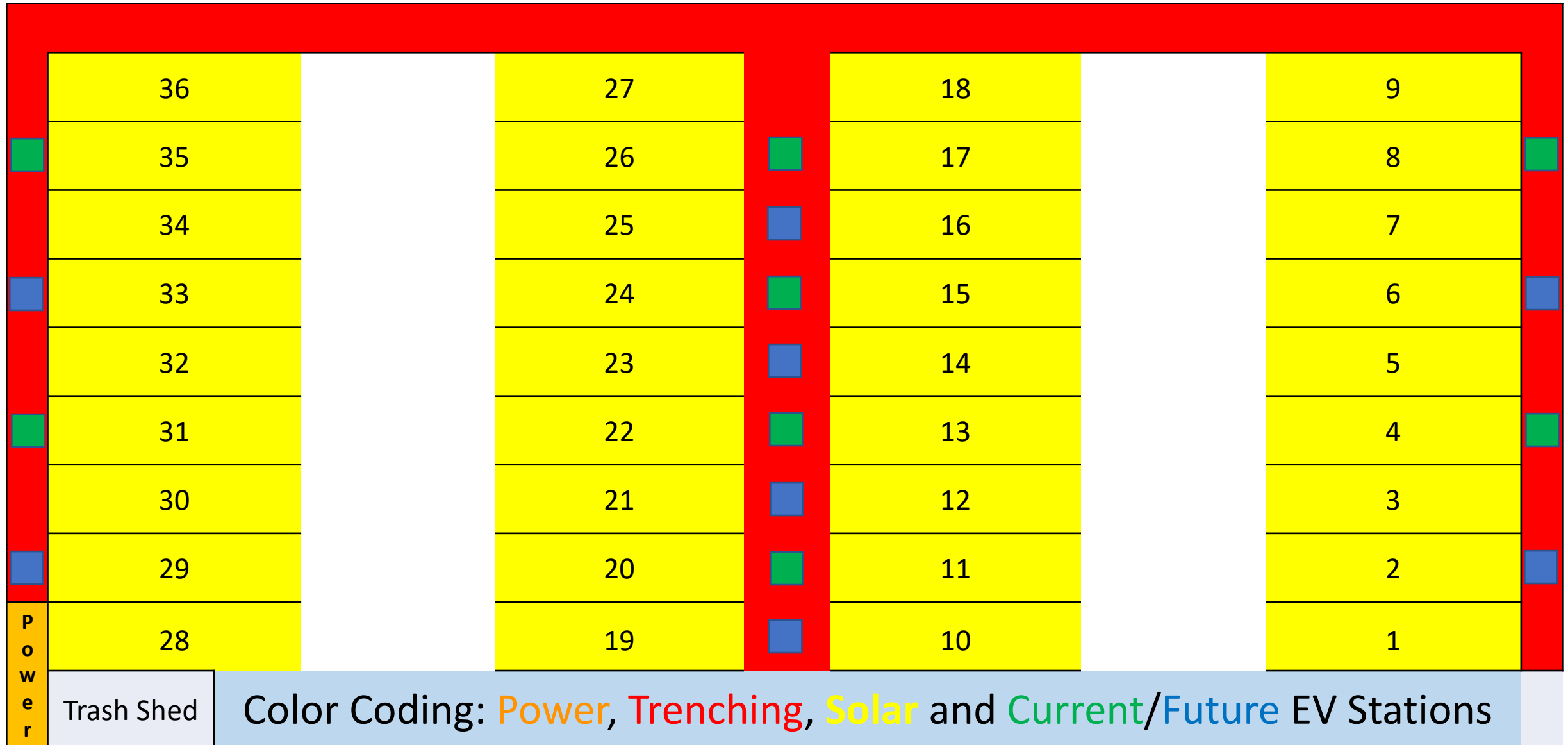
02/02/2022

Whitman Close Association

Parking Lot Enhancements

Solar Carports & EV Charging Stations

# Parking Lot Diagram showing Solar Carports & EV Charging Stations



# Parking Lot Mock-up showing Solar Carports & EV Charging Stations



# Parking Lot Enhancement Cost Estimates by Category

<u>Estimated Capital Improvement Cost Categories</u>	<u>Estimated Cost</u>	<u>Est. Rebate</u>	<u>Est. Net Cost</u>
Power Enhancements, Trenching, Electrical Work for Solar & EV Charging			
Construction of Carports – Material & Labor			
Solar Panels, Lighting & Electrical Outlets – Equipment & Installation Labor			
EV Charging Stations – Equipment & Installation Labor			
Removal of Center-rear Tree for Safety and Trenching			
Removal of Center Light Pole and Electrical Service			
Repair of Collapsing Sewer Drainage and Center & Side Brick Walkways			
Repaving, Re-striping & Renumbering Parking Lot Surface			
<b><u>Total Capital Improvement Costs:</u></b>			



From: "[Hartford Planning Division](#)"

To: "[Frank Sentner](#)" <[frank@sentwood.com](mailto:frank@sentwood.com)>

Date: 4/5/2022 3:47:03 PM

Subject: RE: 33 Capitol Ave - Planning & Zoning Application

Hello Frank,

Okay, we will continue the public hearing item regarding 33 Capitol Ave for the May 18th HPC meeting. The meeting information and items will be posted here before the meeting: <https://www.meetinginfo.org/meetings/1774>

Best,

Paige Berschet  
Administrative Assistant  
City of Hartford - Department of Development Services  
Planning & Zoning Division  
she/her/hers  
260 Constitution Plaza, 1st Floor  
[oneplan@hartford.gov](mailto:oneplan@hartford.gov)  
Desk: 860-757-9029

Follow us! @DDSHartford

Please be advised that unless it is expressly stated, this correspondence does not constitute a zoning permit, certificate of zoning compliance, certification of a legal nonconforming use, or other approval within the Division's jurisdiction. If a permit or approval is desired, an application, application fee, and all required supporting documentation must be submitted to the Zoning Administrator in accordance with the Hartford Zoning Regulations. Please visit [www.hartfordct.gov/dds](http://www.hartfordct.gov/dds) and click on "Our Services" to begin the application process.

-----Original Message-----

From: Frank Sentner <[frank@sentwood.com](mailto:frank@sentwood.com)>

Sent: Tuesday, April 5, 2022 11:28 AM

To: Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)>

Subject: Re: 33 Capitol Ave - Planning & Zoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please contact the helpdesk at 860-757-9411 if you have any questions.

Hi Paige.

I will not actually be flying on the 20th, but I will be attending a conference in Des Moines and I can't confirm availability to present that evening. On May 18th, I have both SoDo NRZ and Hartford Democratic Town Committee meetings at 6:00pm, but your meeting would take precedence. I'd appreciate being invited to the May 18th meeting.

Thank you,

Frank Sentner

Whitman Close Association

21A Capitol Avenue - Hartford, CT 06106

860-794-7806 Cell

Sent from my iPhone

> On Apr 5, 2022, at 10:01 AM, Hartford Planning Division <[oneplan@hartford.gov](mailto:oneplan@hartford.gov)> wrote:

> Hello Frank,

4/14/2022

> The next HPC meeting is actually on April 20th not April 21st, would you be able to attend in that case? If not, the next meeting after is on May 18th.

> Best,

> Paige Berschet

> Administrative Assistant

> City of Hartford - Department of Development Services Planning &

> Zoning Division she/her/hers

> 260 Constitution Plaza, 1st Floor

> oneplan@hartford.gov

> Desk: 860-757-9029

> Follow us! @DDSHartford

From: **Hartford Planning Division** <oneplan@hartford.gov>  
To: **Frank Sentner** <frank@sentwood.com>  
CC: **Peter Spinella** <pspinella@spinellaelectric.comcastbiz.net>; **Todd Freeman** <todd.freeman@semaconnect.com>; **Hartford Planning Division** <oneplan@hartford.gov>  
Subject: RE: 33 Capitol Ave - Planning & Zoning Application  
Date: 16.05.2022 20:36:33 (+02:00)

Hello Frank,

Yes, we can continue the public hearing item for 33 Capitol Ave to the June 15th Historic Preservation Commission Meeting.

Best,

Paige Berschet  
Administrative Assistant  
City of Hartford - Department of Development Services  
Planning & Zoning Division  
she/her/hers  
260 Constitution Plaza, 1st Floor  
oneplan@hartford.gov  
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-----Original Message-----

From: Frank Sentner <frank@sentwood.com>  
Sent: Saturday, May 14, 2022 8:15 AM  
To: Berschet, Paige <Paige.Berschet@hartford.gov>  
Cc: Peter Spinella <pspinella@spinellaelectric.comcastbiz.net>; Todd Freeman <todd.freeman@semaconnect.com>  
Subject: Re: 33 Capitol Ave - Planning & Zoning Application

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Hi Paige.

Sadly, the vendors supplying me with the necessary information to finalize our plan have not all responded yet. Can we postpone again until your next meeting?

Sorry!

Frank Sentner  
Whitman Close Association  
21A Capitol Avenue - Hartford, CT 06106  
860-794-7806 Cell  
Sent from my iPhone

> On May 13, 2022, at 2:45 PM, Berschet, Paige <Paige.Berschet@hartford.gov> wrote:  
> Hello Frank,  
> The Historic Review for your application at 33 Capitol Ave was  
> continued to the upcoming May 18th Historic Preservation Commission

> Meeting. If you have any materials/items that you would like the  
> Commission to review prior to the meeting, please share via email. The  
> meeting login information and documents are posted here:

> <https://www.meetinginfo.org/meetings/1774>

> Best,

> Paige Berschet

> Administrative Assistant

> City of Hartford - Department of Development Services Planning &

> Zoning Division she/her/hers

> 260 Constitution Plaza, 1st Floor

> [oneplan@hartford.gov](mailto:oneplan@hartford.gov)

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Whitman Close Association

Parking Lot – 33 Capitol Avenue

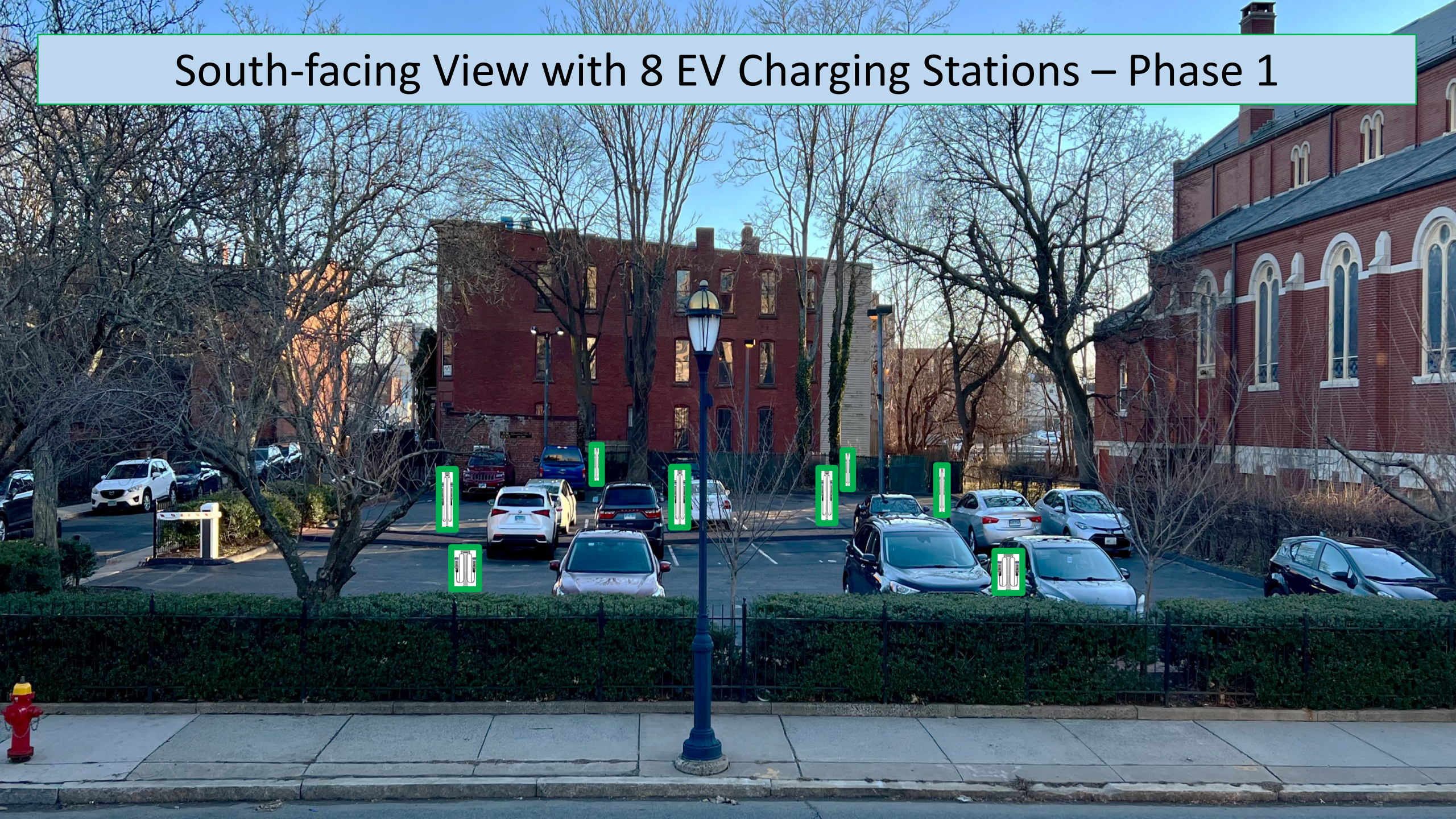
8 EV Charging Stations – Phase 1

Future Solar Canopies – Phase 2

# West-facing View with 8 EV Charging Stations – Phase 1



# South-facing View with 8 EV Charging Stations – Phase 1

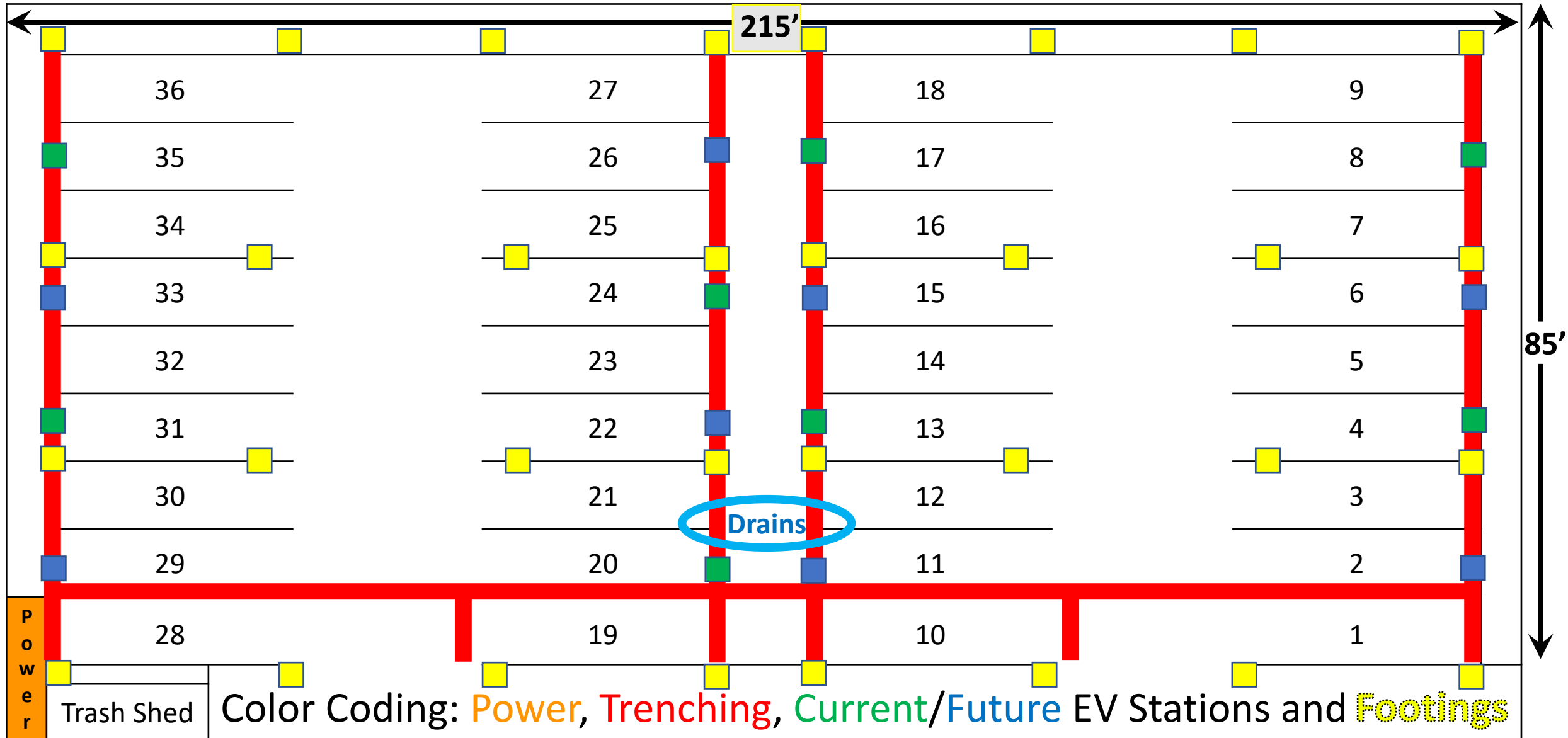




# An Example of the Kind of Solar Canopies to be Installed in Phase 2



# Parking Lot Diagram showing placement of Trenching, EV & Footings



# Parking Lot Enhancement Cost Estimates by Category

<u>Estimated Capital Improvement Cost Categories</u>	<u>Estimated Cost</u>	<u>Est. Rebate</u>	<u>Est. Net Cost</u>
Grinding, Repaving, Curbing, Striping & Numbering Parking Lot Surface	\$96,713		
Trenching & Electrical Conduit Installation (~500') for Solar and EV Charging	\$30,550		
8 EV Charging Stations (16 plugs) – Equipment & Labor for Base Installation	\$61,015		
Rebuild Center Walkway of Parking Lot with Double-sided 12" Curb	\$23,790		
Repair of Collapsing Drainage Catch Basins	\$7,000		
Supply and Install 32 Precast Canopy-base Bollards	\$19,200		
<b><u>Total Capital Improvement Costs:</u></b>	<b>\$238,268</b>		