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

**DRAFT MINUTES**

October 12, 2021

The Planning & Zoning Commission held a Virtual Regular Meeting at 6:00 p.m. on Tuesday, October 12, 2021.

**Attendance**

Present: Chair Josye Utick, Commissioners Gary Bazzano, Aaron Gill, Jonathan Harding, and David McKinley, and Alternate Commissioner Guy Neumann.

Absent: Alternate Commissioners Juliana Garcia-Uribe, and Andres Jimenez-Franck.

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

**Regular Meeting of the Planning & Zoning Commission**

**I. CALL TO ORDER**

Chair Josye Utick called the meeting to order at 6:02 pm and seated Alternate Commissioner Guy Neumann.

**II. APPROVAL OF**

a. Agenda for October 12, 2021

Director Aimee Chambers noted an addition to Applications Received for Special Permits for Small Cell Nodes at various addresses. Applicant: New Singular Wireless PCS, LLC (AT&T) c/o Kristen Motel, Cuddy & Feder LLP.

Commissioner Jonathan Harding made a **MOTION** to **APPROVE** the modified agenda, **SECONDED** by Commissioner Gary Bazzano. The agenda was approved by a vote of **6-0**.

b. Minutes for September 28, 2021 – APPROVED

**III. APPLICATIONS RECEIVED**

\*Indicates the official Date of Receipt for an application and start of the Public Hearing Timeline. Preliminary Application Documents are available at: <https://www.meetinginfo.org/groups/30>

- 44 a. **Text Amendment** – Proposed Changes to Sections 3.2, 3.3, and 7.2 of the Zoning  
45 Regulations regarding Adult Use Cannabis in association with CT Senate Bill 1201,  
46 passed June 15, 2021. Applicant: City of Hartford. Anticipated Public Hearing Date:  
47 October 26, 2021.
- 48 b. **358 Prospect Ave** – Zone Map Amendment from MS-1 Main St District to NX-2  
49 Neighborhood Mix District per Section 1.3.5.A. Owner & Applicant: 366 Prospect  
50 Partners BSD, LLC c/o T. Inga. Anticipated Public Hearing Date: November 9, 2021.
- 51 c. **70 Allen Pl** – Special Permit for a Monument Sign in an NX-2 District per Section 8.2-  
52 A. Owner: Trustees of The George Beach Home Inc.; Applicant: ARTfx Signs c/o  
53 Lynda Laureano. Anticipated Public Hearing Date: November 9, 2021.
- 54 d. **Various** – Special Permits for Small Cell Nodes at 256 Washington St, 121 Market St,  
55 179 Columbus Blvd, 225 Trumbull St, 955 Main St, 3 Constitution Plz, and 330 Main  
56 St. Applicant: New Singular Wireless PCS, LLC (AT&T) c/o Kristen Motel, Cuddy &  
57 Feder LLP. Application Received Date: October 12, 2021. Anticipated Public Hearing  
58 Date: November 9, 2021.  
59

60 **IV. APPLICATIONS CARRIED FORWARD**

61 \*Indicates that an application was received in a prior meeting and that the public hearing timeline  
62 is open. Preliminary Application Documents are available on meetinginfo.org in the meeting  
63 associated with the "Application Received Date" below.

- 64 a. **230 Scarborough St** – Special Permit and Site Plan for a Primary School. Owner: First  
65 Emmanuel Assembly of God; Applicant: Opportunities Real Estate Equities (OREE  
66 Properties). Application Received Date: September 28, 2021. Open Hearing Deadline:  
67 December 2, 2021.  
68

69 **V. PUBLIC HEARINGS**

- 70 a. **POSTPONED to 10/26 due to Public Noticing - 535 Franklin Ave** – Special Permit  
71 for Drinking Place. Owner & Applicant: Astrit Karamanaj. Application Received Date:  
72 September 14, 2021. Anticipated Public Hearing Date: October 12, 2021.  
73

74 Director Aimee Chambers noted correspondence from staff to the applicant that the  
75 public noticing requirements were not completed for the 10/12 PZC Meeting.  
76

- 77 b. **CONTINUED from 9/28 - 80 Seymour St** – Special Permit for Site Plan to allow  
78 deviation from fence requirements. Owner: Hartford Hospital. Applicant: Hartford  
79 Healthcare, Dave Casale c/o Ronald Bomengen.  
80

81 Director Aimee Chambers shared the letter from Fuss & O'Neill stating the applicant  
82 and owner withdrew their application.  
83

- 84 c. **CONTINUED from 9/28 - 25 Cornwall St** – Proposed Subdivision of parcel into 12  
85 lots. Owner: SGS 25 Cornwall, LLC. Applicant: Lifecare Design Inc. c/o Hermann  
86 Cortes-Barrios.  
87

88 Director Aimee Chambers noted the receipt of new documents and revised drawings  
89 on Friday. She noted that they still needed a letter from Eversource and a Soil &  
90 Erosion Plan, which could be conditions of approval.

91  
92 Commissioners raised concerns about rendering a decision without staff review of the  
93 new plans.

94  
95 Mr. Hermann Cortes Barrios and Ms. Natalie Sweeney were present on behalf of the  
96 applicant, and discussed the three new drawings they submitted. They stated they  
97 preferred their original design, but otherwise option 2 or 3 would be preferred.

98  
99 Chair Josye Utick asked if the applicant would be okay with continuing the public  
100 hearing to 10/26 to allow for staff to review the new plans. Mr. Hermann Cortes-  
101 Barrios consented to the Public Hearing continuation.

102  
103 Public comment was opened and there were no comments or testimony from the  
104 public.

- 105  
106 d. **2964 Main St** - Special Permit for Drinking Place. Owner: Michael Awuku; Applicant:  
107 Sheveran Hardy. Application Received Date: September 14, 2021.

108  
109 Director Aimee Chambers presented the staff report and answered Commissioner's  
110 questions.

111  
112 The applicant, Mr. Sheveran Hardy, was present and stated they would only be using a  
113 small Bluetooth speaker for music, and that the noise level would be kept low. He  
114 shared it would be a social space with bingo, open mic, and poetry night for the  
115 community. Commissioner Neumann asked about adding windows as the staff report  
116 recommended, and Mr. Sheveran Hardy stated the circled area was the utility closet,  
117 and that there were already windows on the front of the business.

118  
119 Public comment was opened. Ms. Darlene Childs, Chair of the Northeast NRZ, stated  
120 she met with the applicant at the proposed location, and was supportive of the proposal  
121 and thought the proposed activities would be good for community members.

122  
123 Ms. Helen Nixon, Co-Chair of the Northeast NRZ, stated she was in favor of the  
124 application and believed it was something positive for the neighborhood.

125  
126 Commissioner Gary Bazzano made a **MOTION** to **APPROVE** the resolution as  
127 presented by staff with the elimination of condition 3, modification of all Suite B  
128 references to Unit C, and that the proposed entertainment was consistent and could be  
129 classified as incidental, **SECONDED** by Commissioner Guy Neumann. The resolution  
130 was approved by a vote of **6-0**.

132  
133  
134 **CITY OF HARTFORD**  
135 **PLANNING & ZONING COMMISSION RESOLUTION**  
136 **2964 MAIN STREET**  
137 **SPECIAL PERMIT FOR A NEW DRINKING PLACE/LOUNGE**

138 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and  
139 attached documents regarding the request for a special permit for a drinking  
140 place/bar per Sec.3.2. Figure 3.2-A; and  
141

142 **Whereas,** The subject property is located in the MS-1, Main Street district; and  
143

144 **Whereas,** The proposed use will serve cooked food and will be located in the MS-1 district and  
145 is thus exempt from proximity/separation requirements of Sec.3.3.5.I; and  
146

147 **Whereas,** The proposed drinking place will occupy only ~~Suite B~~ **Unit C** as highlighted on the  
148 provided building plan dated December 31, 2011; and  
149

150 **Whereas,** The applicant is not requesting an outdoor café at this time; and  
151

152 **Whereas,** The applicant is proposing incidental entertainment accessory to the proposed  
153 drinking place; and  
154

155 **Whereas,** The incidental entertainment proposed shall include acoustic performances of three  
156 (3) performers or less; poetry readings; karaoke; “open mic nights”; and bingo/game  
157 nights; and  
158

159 **Whereas,** The street facing wall of the subject tenant space is 0% transparent and is not  
160 consistent with the purpose of the MS-1 district or the storefront building type; and  
161

162 Now therefore Be It

163  
164 **Resolved,** The City of Hartford Planning & Zoning Commission hereby ~~denies~~/approves the  
165 request for a special permit for a drinking place/bar per Sec.3.2. Figure 3.2-A:  
166 1. The use will occupy only the space known as ~~Suite B~~ **Unit C** as identified on the  
167 provided building plan dated December 31, 2011.  
168 2. Any upgrades to the internal sound system shall be installed along with sufficient  
169 sound-proofing that new sound levels will not project beyond the premises.  
170 ~~3. Windows that conform to the MS-1 requirements for a storefront type building~~  
171 ~~shall be installed within the front façade within the tenant space.~~  
172

173 **Resolved,** The City of Hartford Planning & Zoning Commission finds that the proposed  
174 entertainment and events are consistent/~~not consistent~~ with and may/~~may not~~ be  
175 classified as incidental entertainment under Section 3.5.2.B of the Zoning

176 Regulations and permitted/not permitted in conjunction with the proposed drinking  
177 place;

178  
179 Be It Further,

180  
181 **Resolved,** This 12th day of October, 2021.

182  
183 e. **Text Amendment** – Section 4.20.7.F of the Zoning Regulations. Applicant: New  
184 Singular Wireless PCS, LLC (AT&T) c/o Kristen Motel, Cuddy & Feder LLP.  
185 Application Received Date: September 14, 2021.

186  
187 Director Aimee Chambers presented the staff report and answered Commissioner’s  
188 questions. She stated that the current regulations provided design requirements, but no  
189 changes were proposed for the design. She shared that many conversations were  
190 happening between carriers and the City, and that the request may be a little premature.

191  
192 Public comment was opened.

193  
194 Mr. Chris Fisher, Ms. Kristen Motel, Ms. Abigail Jewett, Mr. Don Haes, Mr. Kevin  
195 Breuer, and Mr. Vincent Paquette were present on behalf of the applicant.

196  
197 Mr. Chris Fisher shared that because most of the infrastructure in downtown was  
198 underground, they needed to address the needs of the downtown network infrastructure  
199 using city-owned poles. He provided a presentation to the Commission giving a  
200 background of 5G into cities and Hartford, 5G technology, and proposed renderings for  
201 the small cell nodes. The applicant team answered Commissioner’s questions.

202  
203 Mr. Chris Fisher stated their preference would be to continue the public hearing and  
204 work with staff. Commissioner Guy Neumann asked if they could get other carriers to  
205 agree with the proposed text amendments. Mr. Chris Fisher stated Ms. Abigail Jewett  
206 worked closely with Verizon and T-Mobile and should be able to get correspondence  
207 from them.

208  
209 The Commissioners agreed to continue the Public Hearing to 10/26.

210  
211 **VI. NEW BUSINESS**

212 a. Open Streets Presentation

213  
214 Director of Operations, Nat Gale, and Director of Planning, Aimee Chambers  
215 provided a presentation on bringing Open Streets to Hartford. Director Nat Gale gave  
216 an overview of the history of Open Streets, benefits to the community, and the  
217 timeline for introduction to Hartford. He stated they planned to have a reoccurring  
218 event on one Sunday a month from May to October from 9am to 3pm, with activity

219 hubs across the routes, and open crossing points at intersections with heavily  
220 trafficked streets.

221  
222 Director Aimee Chambers stated they were in the process of selecting routes, and  
223 planned to choose two to alternate. She shared they would continue to provide  
224 introduction of the programming to NRZs and other groups, finalize the routes, and  
225 coordinate programming.

226  
227 Commissioners asked questions about notification to the areas before, and the cost of  
228 the events. Director Aimee Chambers stated there would be huge efforts to provide  
229 notification ahead of time. Director Nat Gale stated some of the funding would come  
230 from the City, but others would come from partners like Hartford Healthcare and  
231 others that would be lined up after the official launch in January.

232  
233 b. Complete Streets Update

234  
235 Director Aimee Chambers stated the Complete Streets Task Force had been  
236 reconvened, with their first meeting earlier that day. She stated they would provide  
237 updates on Complete Streets once a month to the Commission.

238  
239 Junior Planner, Grace Yi, provided brief updates on Complete Streets efforts including  
240 Streetscape projects, the ongoing Parking Study, Arrowhead Small Area Plan, Scooter  
241 Share, and the Complete Streets Newsletter.

242  
243 c. **Nonconforming Buildings Memo** - Request for Planning & Zoning Commission  
244 determination regarding classifying and applying regulations to building types when  
245 the building type is not permitted in the district.

246  
247 Director Aimee Chambers presented the staff memo.

248  
249 The Commissioners agreed to have few Commissioners and other knowledgeable  
250 outsiders to take a look into the regulations. Chair Utick and Commissioner McKinley  
251 agreed to meet together to discuss.

252  
253 d. Director's Report

254 i. Plan Review Numbers for September

255  
256 Director Aimee Chambers provided the Plan Review Numbers for the month of  
257 September which included 151 applications received and 102 applications  
258 completed. She provided an end of the Quarter review and noted applications  
259 received were up 47% from that quarter last year, and applications completed were  
260 up 19% from that quarter last year.

261

262 Director Aimee Chambers provided an update on Zoning Enforcement with 36  
263 files closed in September, and the new Zoning Enforcement Officer starting soon.

- 264  
265 e. Chair's Report  
266 No report.

267  
268 **Regular Meeting of the Inland Wetlands & Watercourses Commission**

269  
270 **VII. OLD BUSINESS**

- 271 a. **230 Scarborough St** - Application for Inland Wetlands and Watercourses Permit to  
272 conduct regulated activity within the upland review area at 230 Scarborough St. Owner:  
273 First Emmanuel Assembly of God; Applicant: Opportunities Real Estate Equities  
274 (OREE Properties) c/o Bill Coons. Open Hearing Deadline: October 28, 2021.  
275 Anticipated Public Hearing Date: October 12, 2021.

276  
277 The applicant requested a postponement for the Public Hearing of up to 65 days.

278  
279 **VIII. ADJOURNMENT**

280 Commissioner Guy Neumann made a **MOTION** to adjourn the meeting, **SECONDED** by  
281 Commissioner Jonathan Harding and the meeting was adjourned at 10 p.m.

282  
283 **Respectfully Submitted by:**  
284 **Paige Berschet, Administrative Assistant**

AC