



LUKE BRONIN
MAYOR

CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division
260 Constitution Plaza
Hartford, Connecticut 06103

Telephone: (860) 757- 9040
Fax: (860) 722-6402
www.hartford.gov



I CHARLES MATHEWS
DIRECTOR

AIMEE CHAMBERS, AICP
DIRECTOR OF PLANNING

Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, October 26, 2021 at 6:00 P.M.

Online: <https://tinyurl.com/ddsPZC2>

Meeting number (access code): 179 760 7317 | Meeting password: ddsPZC

OR Join by Phone: 408-418-9388, 179 760 7317##

AGENDA

- I. Roll Call
- II. Approval of
 - a. Agenda for October 26, 2021
 - b. Minutes for October 12, 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. Preliminary Application Documents are available at: <https://www.meetinginfo.org/groups/30>.

 - a. **510 Farmington Ave** – Special Permit for Drive-Through and Site Plan Review. Owner & Applicant: Farmington-Girard, LLC c/o Thomas J. Donohue. Anticipated Public Hearing Date: November 9, 2021.
 - b. **Text Amendment** – Proposed Changes to Section 3.2-A of the Zoning Regulations regarding bottle redemption centers as a neighborhood service use. Applicant: Michael A. Wiafe. Anticipated Public Hearing Date: December 14, 2021.
 - c. **400 Ledyard St** – Special Permit for Neighborhood Service in ID-1 Industrial District. Owner: 386-400 Ledyard Street, LLC; Applicant: Martin Fiori. Anticipated Public Hearing Date: November 23, 2021.

- IV. Applications Carried Forward

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

 - a. **230 Scarborough St** – Special Permit and Site Plan for a Primary School. Owner: First Emmanuel Assembly of God; Applicant: Opportunities Real Estate Equities (OREE Properties). Application Received Date: September 28, 2021. Open Hearing Deadline: December 2, 2021.
 - b. **358 Prospect Ave** – Zone Map Amendment from MS-1 Main St District to NX-2 Neighborhood Mix District per Section 1.3.5.A. Owner & Applicant: 366 Prospect Partners BSD, LLC c/o T. Inga. Application Received Date: October 12, 2021. Open Hearing Deadline: December 16, 2021.
 - c. **70 Allen Pl** – Special Permit for a Monument Sign in an NX-2 District per Section 8.2-A. Owner: Trustees of The George Beach Home Inc.; Applicant: ARTfx Signs c/o Lynda

Laureano. Application Received Date: October 12, 2021. Open Hearing Deadline: December 16, 2021.

- d. **Multiple Locations** – Special Permits for Small Cell Nodes at 256 Washington St, 121 Market St, 179 Columbus Blvd, 225 Trumbull St, 955 Main St, 3 Constitution Plz, and 330 Main St. Applicant: New Singular Wireless PCS, LLC (AT&T) c/o Kristen Motel, Cuddy & Feder LLP. Application Received Date: October 12, 2021. Open Hearing Deadline: December 16, 2021.

V. Public Hearings

- a. **CONTINUED from 10/12 - 25 Cornwall St** – Proposed Subdivision of parcel into 12 lots. Owner: SGS 25 Cornwall, LLC. Applicant: Lifecare Design Inc. c/o Hermann Cortes-Barrios.
- b. **CONTINUED from 10/12 - Text Amendment** – Section 4.20.7.F of the Zoning Regulations. Applicant: New Singular Wireless PCS, LLC (AT&T) c/o Kristen Motel, Cuddy & Feder LLP.
- c. **535 Franklin Ave** – Special Permit for Drinking Place. Owner & Applicant: Astrit Karamanaj.
- d. **Text Amendment** – Proposed Changes to Sections 3.2, 3.3, and 7.2 of the Zoning Regulations regarding Adult Use Cannabis in association with CT Senate Bill 1201, passed June 15, 2021. Applicant: City of Hartford.

VI. Non-Public Hearings

- a. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on Court of Commons Council Agenda October 12, 2021, to enter into a purchase and sales agreement and ground lease with the development team of Wonder Works Construction Corp. of 275 Pearl Street.
- b. **8-24 Review, Referral from Court of Common Council** – Item 3.2 on Court of Commons Council Agenda October 12, 2021, to enter into a development agreement and ground lease with the development team of Wonder Works Construction Corp. of 525 Main Street and Lease/Sale Option for 17 & 21 Wells Street.

VII. New Business

- a. Bushnell South Plan Presentation
- b. Director's Report
- c. Chair's Report

Regular Meeting of the Inland Wetlands & Watercourses Commission

VIII. Applications Carried Forward

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

- a. **230 Scarborough St** - Application for Inland Wetlands and Watercourses Permit to conduct regulated activity within the upland review area at 230 Scarborough St. Owner: First Emmanuel Assembly of God; Applicant: Opportunities Real Estate Equities (OREE Properties) c/o Bill Coons. Application Received Date: August 24, 2021. Open Hearing Deadline: December 10, 2021.

IX. Adjournment

** Documents are available at <https://www.meetinginfo.org/groups/30>