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Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, July 12, 2022 at 6:00 P.M.

Online: <https://tinyurl.com/2022ddsPZC1>

Meeting number (access code): 2344 765 3365 | Meeting password: ddsPZC

OR Join by Phone: 408-418-9388, 2344 765 3365##

AGENDA

- I. Roll Call
- II. Approval of
 - a. Agenda for July 12, 2022
 - b. Minutes for June 28, 2022

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. **1420 Park St** – Request for a Special Permit for an Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D. Owner: 1420 Park Street, LLC; Applicant: Lifecare Design Inc. c/o Natalie Sweeney. Anticipated Public Hearing Date: July 26, 2022.
 - b. **145 Newfield Ave** – Request for a Special Permit for an Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D. Owner & Applicant: 133-145 Newfield Avenue LLC c/o Jerry Farrell Jr. Anticipated Public Hearing Date: August 9, 2022.
- IV. Applications Carried Forward

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

 - a. **1680 Albany Ave** – Request for Special Permit for a Site Plan, pursuant to Section 1.3.4 and Section 6.13.5, for the installation of an 8’ fence in the front, corner side, rear, and side yards, where only 4’ is permitted in the front and corner side yards and only 6’ is permitted in the side and rear yards, per Section 6.13.2. Owner: The Village for Families & Children; Applicant: Joseph Williams. Application Received Date: April 12, 2022. Open Hearing Deadline: August 20, 2022.
 - b. **1390 Park St** – Request for Special Permits and a Site Plan for Entertainment Assembly (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an Outdoor Café associated with a Drinking Place (Sec.3.5.2.D(1)(c)) on a mixed-use property located in the CX-2 district with the Transit Oriented Development overlay per Section 1.3.4. Owner: 1390-1400 Park Street, LLC; Applicant: Lifecare Design Inc. c/o Natalie Sweeney. Application Received Date: June 14, 2022. Open Hearing Deadline: August 18, 2022.

- c. **1396 Park St** - Request for a Special Permit for a proposed Adult Use Cannabis Retailer at 1396 Park Street, which is zoned CX-2 Commercial-Industrial Mix District with the Transit Oriented Development (TOD) Overlay, per Section 3.3.10.C, Section 5.3.3.D, and Section 1.3.4 of Hartford’s Zoning Regulations. Owner: 1390-1400 Park Street, LLC; Applicant: Kevin Henry. Application Received Date: June 14, 2022. Open Hearing Deadline: August 18, 2022.
- d. **300 Summit St** - Request for a Special Permit and Site Plan Review for an addition to an existing Civic Building not shown on a previously approved master plan, located on a parcel zoned MX-2 with the Campus Overlay, pursuant to Section 5.1.2.C, Section 1.3.3.D and Section 1.3.4. Owner: The Trustees of Trinity College; Applicant: Mike Gibbons. Application Received Date: June 28, 2022. Open Hearing Deadline: September 1, 2022.

V. Public Hearings

- a. **CONTINUED from 6/28 - 89 Arch St** – Request for Special Permit for an Adult Use Cannabis Retailer per Section 3.3.10. Owner: 89 Arch St Htfd, LLC; Applicant: Derrick Gibbs, Jr. c/o Gregory Piecuch. Close Hearing Deadline: July 19, 2022.
- b. **Text Amendment** – Proposed Changes Section 3.3.2.A(3)(c) of the Zoning Regulations that would reduce the required lot size for assembly uses from three (3) acres to one-half (½) acres in all districts other than the N, NX or DT districts. Applicant: The Church of Jesus Christ of Latter-Day Saints c/o James D’Alton Murphy. Open Hearing Deadline: July 28, 2022.
- c. **2035 Broad St** – Request for a Special Permit and Site Plan to establish a Neighborhood Assembly use on property located in the MS-2, Main Street district per Section 3.3.2.A and 1.3.4 of the Zoning Regulations. Owner: LFT 2035 Broad Street, LLC; Applicant: The Church of Jesus Christ of Latter-Day Saints c/o James D’Alton Murphy. Open Hearing Deadline: July 28, 2022.

VI. Non-Public Hearings

- a. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on Court of Common Council Agenda June 27, to authorize the transfer of five (5) City-owned properties to the Hartford Land Bank (HLB).
- b. **8-24 Review, Referral from Court of Common Council** – Item 3.2 on Court of Common Council Agenda June 27, to authorize the City to amend and extend the lease of 40 Coventry Street for 15 years with Inter Community Recovery Centers, Inc. (“ICRC”).

VII. New Business

- a. 333 Homestead Ave – Use Determination Request by Upper Albany NRZ
- b. Director’s Report
- c. Chair’s Report

Regular Meeting of the Inland Wetlands & Watercourses Commission

VIII. New Business

- a. Municipal Inland Wetlands & Watercourses Agent Appointment – Carlos Cruz

IX. Adjournment

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