

Paul Ashworth

From: Hyacinth Yennie <hyennie3@yahoo.com>
Sent: Tuesday, July 12, 2022 3:33 PM
To: Paul Ashworth
Subject: Re: 2035 Broad St - Notice to NRZ of Application Received

We cannot Support it, we have not met with the owner, plus there's a Church next door already. Hyacinth MARG.

Sent from my iPhone

On Jul 11, 2022, at 12:44 PM, Paul Ashworth <Paul.Ashworth@hartford.gov> wrote:

Hi Hyacinth,

We're glad to get your input.

I think there might have been a typo, so just to confirm - Is the MARG NRZ in support, or not in support of this application?

Thank you,
Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

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Make an appointment online: <https://developmentservices.setmore.com/>

From: Hyacinth Yennie <hyennie3@yahoo.com>
Sent: Monday, July 11, 2022 11:43 AM
To: Paul Ashworth <Paul.Ashworth@hartford.gov>
Cc: Hartford Planning Division <oneplan@hartford.gov>; Tanner, Jim <James.Tanner@hartford.gov>
Subject: Re: 2035 Broad St - Notice to NRZ of Application Received

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Maple Ave. NRZ Group. Hello dear Paul thanks for reaching out to me about 2035 Broad St. We would love to hear from the person who is planning to do business at that location, but again they are not a very Community friendly group, so at this time we can support something we don't know, we hope the City will do what's best for our neighborhood, our next MARG meeting will be 7/14/22 at 6:pm 10 Campfield Ave. Ht. open to the public. Hyacinth Yennie 860-8830383

Sent from my iPhone

On Jul 8, 2022, at 1:49 PM, Paul Ashworth <Paul.Ashworth@hartford.gov> wrote:

Hi Hyacinth,
Hope you're well.

Did you want to put a comment on the record for this one? It is a request for a special permit for an assembly use by the Church of Jesus Christ of Latter Day Saints.

Please respond via email and I will make sure it is provided to the commission.

Thank you and have a great weekend,
Paul Ashworth
Senior Planner
City of Hartford - Department of Development Services
Planning & Zoning Division
he/him
260 Constitution Plaza, 1st Floor
Desk: 860-757-9055

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Make an appointment online: <https://developmentsservices.setmore.com/>

From: Berschet, Paige <Paige.Berschet@hartford.gov>
Sent: Tuesday, June 21, 2022 4:22 PM
To: hyennie3@yahoo.com
Cc: Hartford Planning Division <oneplan@hartford.gov>; Paul Ashworth <Paul.Ashworth@hartford.gov>; Tanner, Jim <James.Tanner@hartford.gov>
Subject: RE: 2035 Broad St - Notice to NRZ of Application Received

Hello Hyacinth,

There were some slight errors to the applicant's contact info in the notice I send previously, please find the correct version attached.

Best,

Paige Berschet

Administrative Assistant – Planning Division
Desk: 860-757-9029

From: Berschet, Paige <>

Sent: Tuesday, June 21, 2022 4:16 PM

To: hyennie3@yahoo.com

Cc: Hartford Planning Division <oneplan@hartford.gov>; Paul Ashworth <Paul.Ashworth@hartford.gov>; Tanner, Jim <James.Tanner@hartford.gov>

Subject: 2035 Broad St - Notice to NRZ of Application Received

Hello Hyacinth,

Please find the attached Notice to the MARG NRZ of an application received for 2035 Broad St for a request for Special Permit for an Assembly Use. Let us know if you have any input or questions.

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

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Paul Ashworth

From: Alyssa Peterson <alyssa.peterson@att.net>
Sent: Tuesday, July 12, 2022 4:25 PM
To: Chambers, Aimee
Cc: Paul Ashworth
Subject: OBJECTION to 2035 Broad Street Special Permit

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Ms. Chambers,

I am VERY concerned about your suggested approval of the text change and Special Permit for Meeting Assembly at 2035 Broad Street.

Your Staff Report is inaccurate and incomplete in multiple ways. The Maple Avenue Revitalization Group (MARG) has not had an opportunity to review the application as submitted because neither your staff nor the applicant has attended our meeting and made a presentation. You know we always enjoy hearing from you and your staff. Said application was submitted May 9, 2022, however, Ms. Yennie was not contacted until June 17, 2022?? That is a 6-week delay.

Ms. Yennie also tells me she informed your staff that she has called and invited the applicant to attend and make a presentation. No one has bothered to call her back. The representation in the staff report about Ms. Yennie is incorrect.

Further, the report wholly ignores that there is an Armenian Church immediately across the street (the Cross can be seen in the report photo), whose membership already uses on-street parking throughout the morning and early afternoon on Sundays. The same time requested by this applicant. There would not be room for parking for 63 new attendees in the small lot at 2035 Broad and on the street competing with this long-established church immediately across the street. Pitting one church membership against another is unacceptable.

There are PLENTY of buildings available for worship in the South End and I know the MARG attendees would invite the Church of Latter Day Saints to pursue them, whether they are existing churches or an assembly hall such as the Moose Club further up White Street.

Finally, this usage is not compatible with the prime location and commercial real estate opportunity here, nor is it compatible with Hartford's various plans. I know our MARG attendees support having another bank or credit union move into that building. We need a healthy mix of residential and commercial on Maple Avenue.

Please make sure this item is tabled until it has been properly vetted by the Maple Avenue Revitalization Group (MARG). Thank you.

Alyssa Peterson, resident
297 Grandview Terrace

Paul Ashworth

From: Alyssa Peterson <alyssa.peterson@att.net>
Sent: Tuesday, July 26, 2022 3:14 PM
To: Chambers, Aimee; Paul Ashworth
Cc: hyennie3@yahoo.com; Jim Murphy; Dan Conant
Subject: Continued OBJECTION to 2035 Broad Street Special Permit

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Planning & Zoning Commission Members,

I may not be able to attend tonight's hearing, however, I did want to provide an update for the public hearing record.

Our NRZ Chair Hyacinth Yennie and myself met this A.M. via ZOOM with the Latter Day Saints (LDS) attorneys Murphy (Jim) and Conant (Dan). It was a very congenial and informative meeting. Many concerns were addressed and viewpoints better explained. The following are takeaways that I am submitting as an individual:

1. Attorneys Murphy and Conant were unaware of the requirement to make a public presentation before city NRZ's relative to land-use and other commission applications.
2. Both assert they were never told verbally or in writing by staff.
3. Attorney Murphy acknowledged the upcoming MARG meeting (July 14th) was stated during the last P & Z hearing, but he could not get approval in time from the main LDS office in Utah to attend.
4. Both attorneys were informed that our NRZ's are grounded in statute, charter, and the plans filed with the City and State of CT (OPM).
5. All Hartford NRZ plans advocate for healthy, mixed-use residential/business along major street arteries running through its neighborhoods, and appropriate economic development or revitalization.
6. The current building housed a bank with a COVETED drive-thru that is very difficult to obtain in the city -- it was an economic hub (bank, insurance office, accounting/tax office).
7. A bank or credit union is still desired for this location.
8. It was very difficult to believe no other real estate (non-church specific) could be found along bus lines in the area, for the weekly assembly of 60 - 90 parishioners,
9. It is believed that nearby Wethersfield or West Hartford had a minimum lot acreage for similar religious assemblies.
10. Hyacinth and myself suggested other locations that could hold 60 - 90 people, and the LDS applicant (bishop and parishioners) were invited to participate in the future with MARG and its activities.
11. The LDS applicant is wisely limiting the text change so that only 150+ properties are affected, not 700+ properties across the city.
12. All NRZ's citywide should be made aware of textual changes suggested by staff in the future that impact so many properties (which issue will be addressed later with NRZ Chairs through NEXT).
13. Attorneys Murphy and Conant would be using RLIUPA arguments to back their application (Religious Land Use and Institutionalized Persons Act), however, do such arguments hold when one church could be impeding another existing church's right of assembly (Armenian Church across at Broad and White).

SYNOPSIS: Attorneys Murphy and Conant were encouraged to delay on their application until they made the requisite presentation before a full MARG NRZ on September 8th. That has been standard practice for 20 years. Neither Hyacinth nor Alyssa could give approval on behalf of MARG. If the client (in Utah) would not give the "OK" for the delay in meeting, the attorneys were moving forward tonight.

Thank you,

Alyssa Peterson, resident
297 Grandview Terrace