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

DRAFT MINUTES

July 12, 2022

The Planning & Zoning Commission held a Virtual Regular Meeting at 6:00 p.m. on Tuesday, July 12, 2022.

Attendance

Present: Chair Josye Utick, Commissioners Aaron Gill, Jonathan Harding, Andres Jimenez-Franck, David McKinley, and Alternate Commissioners Juliana Garcia-Uribe and Guy Neumann.

Absent: Commissioners Gary Bazzano and Andres Jimenez-Franck, and Alternate Commissioner Raul Irizarry.

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

Regular Meeting of the Planning & Zoning Commission

I. CALL TO ORDER

Chair Josye Utick called the meeting to order at 6:02pm and seated Commissioners Juliana Garcia-Uribe and Guy Neumann.

II. APPROVAL OF

a. Agenda for July 12, 2022

Director Aimee Chambers noted that the 89 Arch St Public Hearing would be continued to the July 26th PZC Meeting.

Commissioner David McKinley made a **MOTION** to **APPROVE** the agenda as amended, **SECONDED** by Commissioner Jonathan Harding. The agenda was approved by a vote of **6-0**.

b. Minutes for June 28, 2022 – 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>

- 45 a. **1420 Park St** – Request for a Special Permit for an Accessory Outdoor Café associated
46 with a Drinking Place per Section 3.5.2.D. Owner: 1420 Park Street, LLC; Applicant:
47 Lifecare Design Inc. c/o Natalie Sweeney. Anticipated Public Hearing Date: July 26,
48 2022.
- 49 b. **145 Newfield Ave** – Request for a Special Permit for an Accessory Outdoor Café
50 associated with a Drinking Place per Section 3.5.2.D. Owner & Applicant: 133-145
51 Newfield Avenue LLC c/o Jerry Farrell Jr. Anticipated Public Hearing Date: August 9,
52 2022.

53
54 **IV. APPLICATIONS CARRIED FORWARD**

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

- 58 a. **1680 Albany Ave** – Request for Special Permit for a Site Plan, pursuant to Section 1.3.4
59 and Section 6.13.5, for the installation of an 8’ fence in the front, corner side, rear, and
60 side yards, where only 4’ is permitted in the front and corner side yards and only 6’ is
61 permitted in the side and rear yards, per Section 6.13.2. Owner: The Village for Families
62 & Children; Applicant: Joseph Williams. Application Received Date: April 12, 2022.
63 Open Hearing Deadline: August 20, 2022.
- 64 b. **1390 Park St** – Request for Special Permits and a Site Plan for Entertainment Assembly
65 (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an Outdoor Café associated with a
66 Drinking Place (Sec.3.5.2.D(1)(c)) on a mixed-use property located in the CX-2 district
67 with the Transit Oriented Development overlay per Section 1.3.4. Owner: 1390-1400
68 Park Street, LLC; Applicant: Lifecare Design Inc. c/o Natalie Sweeney. Application
69 Received Date: June 14, 2022. Open Hearing Deadline: August 18, 2022.
- 70 c. **1396 Park St** - Request for a Special Permit for a proposed Adult Use Cannabis Retailer
71 at 1396 Park Street, which is zoned CX-2 Commercial-Industrial Mix District with the
72 Transit Oriented Development (TOD) Overlay, per Section 3.3.10.C, Section 5.3.3.D,
73 and Section 1.3.4 of Hartford’s Zoning Regulations. Owner: 1390-1400 Park Street,
74 LLC; Applicant: Kevin Henry. Application Received Date: June 14, 2022. Open
75 Hearing Deadline: August 18, 2022.
- 76 d. **300 Summit St** - Request for a Special Permit and Site Plan Review for an addition to
77 an existing Civic Building not shown on a previously approved master plan, located on a
78 parcel zoned MX-2 with the Campus Overlay, pursuant to Section 5.1.2.C, Section
79 1.3.3. D and Section 1.3.4. Owner: The Trustees of Trinity College; Applicant: Mike
80 Gibbons. Application Received Date: June 28, 2022. Open Hearing Deadline:
81 September 1, 2022.

82
83 **V. PUBLIC HEARINGS**

- 84 a. **CONTINUED from 6/28 - 89 Arch St** – Request for Special Permit for an Adult Use
85 Cannabis Retailer per Section 3.3.10. Owner: 89 Arch St Htfd, LLC; Applicant: Derrick
86 Gibbs, Jr. c/o Gregory Piccuch. Close Hearing Deadline: July 19, 2022.

87
88 Continued to the July 26th PZC Meeting.
89

- 90 b. **Text Amendment** – Proposed Changes Section 3.3.2.A(3)(c) of the Zoning
91 Regulations that would reduce the required lot size for assembly uses from three (3)
92 acres to one-half (½) acres in all districts other than the N, NX or DT districts.
93 Applicant: The Church of Jesus Christ of Latter-Day Saints c/o James D’Alton Murphy.
94 Open Hearing Deadline: July 28, 2022.

95
96 Director Aimee Chambers presented the staff report and answered Commissioner’s
97 questions.

98
99 Mr. James Murphy, Mr. Bill Puida, and Mr. Daniel Conant were present on behalf of
100 the applicant team. Mr. James Murphy stated they had requested no acreage
101 requirement, but were okay with the proposed .5-acre requirement. He shared that the
102 church had searched for a new site for over a year, and that the acreage requirements
103 were overly burdensome. He stated that per RILUPA, preserving the city’s tax base was
104 not a compelling state interest to restrict their freedom of religion.

105
106 Commissioner Aaron Gill asked the applicant if they had considered locations outside
107 the city. Mr. James Murphy stated they had locations in other municipalities, but
108 wanted a location in Hartford to serve its residents and have a location easily accessed
109 by bus lines.

110
111 Ms. Alyssa Peterson, Grandview Terrace resident, was present and stated her concern
112 that the use could be proposed on significantly more parcels in the city, and that the
113 NRZs should have more input on the proposed amendment.

114
115 Commissioners agreed to continue the public hearing to the July 26th PZC Meeting.

- 116
117 c. **2035 Broad St** – Request for a Special Permit and Site Plan to establish a
118 Neighborhood Assembly use on property located in the MS-2, Main Street district per
119 Section 3.3.2.A and 1.3.4 of the Zoning Regulations. Owner: LFT 2035 Broad Street,
120 LLC; Applicant: The Church of Jesus Christ of Latter-Day Saints c/o James D’Alton
121 Murphy. Open Hearing Deadline: July 28, 2022.

122
123 Continued to the July 26th PZC Meeting.

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125 **VI. NON-PUBLIC HEARINGS**

- 126 a. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on Court of
127 Common Council Agenda June 27, to authorize the transfer of five (5) City-owned
128 properties to the Hartford Land Bank (HLB).

129
130 Chair Josye Utick noted she was recusing herself from the discussion. Vice Chair Gill
131 stepped in to lead the discussion.

132
133 Director Aimee Chambers presented the staff report.

134
135 Commissioner David McKinley a **MOTION** to **APPROVE** the resolution as presented
136 by staff with a favorable recommendation to Council, **SECONDED** by Commissioner
137 Guy Neumann. The motion passed by a vote of **5-0**.
138

139
140 **CITY OF HARTFORD**
141 **PLANNING & ZONING COMMISSION RESOLUTION**
142 **8-24 REVIEW OF MUNICIPAL IMPROVEMENTS**
143 **TRANSFER OF FIVE (5) CITY-OWNED PROPERTIES TO THE HARTFORD LAND**
144 **BANK**

145 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the referral from the
146 Court of Common Council, dated June 27, 2022, regarding the transfer of the
147 following five (5) city-owned parcels to the Hartford Land Bank, Inc. for private
148 redevelopment and/or reuse:

- 149 • 98-100 Capen Street (parcel ID: 241-164-039; zoning district: NX-1)
- 150 • 102-104 Capen Street (parcel ID: 241-164-038; zoning district: NX-1)
- 151 • 165 Capen Street (parcel ID: 219-224-166; zoning district: NX-1)
- 152 • 297-299 Enfield Street (parcel ID: 217-107-075 ; zoning district: NX-1)
- 153 • 55 Lincoln Street (parcel ID: 227-543-059; zoning district: NX-2)
- 154

155 **Whereas,** The role of the Planning & Zoning Commission in an 8-24 Review of Municipal
156 Improvements application is primarily to determine whether the municipal
157 improvement will be completed in a manner consistent with the Plan of
158 Conservation and Development; and
159

160 **Whereas,** In 2017, the Court of Common Council approved the establishment of the Hartford
161 Land Bank (HLB) as a tool to prevent blight and to better repurpose abandoned
162 properties by replacing antiquated systems of tax foreclosure and property
163 disposition; and
164

165 **Whereas,** In March 2022, a Memorandum of Understanding (MOU) between the City of
166 Hartford and the Hartford Land Bank was approved by the Court of Common
167 Council and the Planning & Zoning Commission; this MOU defines the terms and
168 conditions of the ongoing relationship between the City and the Hartford Land Bank
169 and of the property transactions they engage in (see 8-24 Review P&Z-COMM-
170 2022-0577 approved by the Planning & Zoning Commission on March 8, 2022); and
171

172 **Whereas,** The Council and the Planning & Zoning Commission have recently approved three
173 rounds of land transfers to the Hartford Land Bank, transferring a total of 25 city-
174 owned properties to date as follows: the first round, in 2020, was for the transfer of
175 seven properties (P&Z-COMM-2020-0238); the second round, in March 2022, was
176 for the transfer of thirteen properties (P&Z-COMM-2022-0577); the third round, in
177 April 2022, was for the transfer of five properties (P&Z-COMM-2022-0599); and

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Whereas, This proposed transfer of five city-owned parcels would help further the Plan of Conservation & Development (POCD), including goals such as transforming 500 properties with the land bank (Live400); building 5,000 new housing units citywide (Live400); repairing and maintaining aging housing stock (Live400); growing the grand list (Grow400); incentivizing the rehab of historic homes (Grow400); encouraging infill development on vacant or underutilized parcels (Grow400); and using local contractors in a small-repairs program (Grow400); and

Whereas, The aforementioned Memorandum of Understanding states that the Hartford Land Bank agrees to comply with all City zoning and building regulations as they apply to rehabilitation, renovation, development, subdivision and adjoining of properties;

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby recommends/~~does not recommend~~ approval of the transfer of the following five (5) city-owned properties to the Hartford Land Bank, Inc., per referral from the Court of Common Council dated June 27, 2022:

- 98-100 Capen Street (parcel ID: 241-164-039; zoning district: NX-1)
- 102-104 Capen Street (parcel ID: 241-164-038; zoning district: NX-1)
- 165 Capen Street (parcel ID: 219-224-166; zoning district: NX-1)
- 297-299 Enfield Street (parcel ID: 217-107-075; zoning district: NX-1)
- 55 Lincoln Street (parcel ID: 227-543-059; zoning district: NX-2)

Be It Further,

Resolved, This 12th day of July, 2022.

- 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”).

Director Aimee Chambers presented the staff report.

Commissioner Aaron Gill made a **MOTION** to **APPROVE** the resolution as presented by staff with a favorable recommendation to Council, **SECONDED** by Commissioner Jonathan Harding. The motion passed by a vote of **6-0**.

**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
40 COVENTRY STREET
8-24 REVIEW OF MUNICIPAL IMPROVEMENTS FOR THE AMENDMENT AND**

222 **EXTENSION OF A LEASE WITH INTERCOMMUNITY AT 40 COVENTRY STREET**
223

224 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the referral from the
225 Court of Common Council, dated June 27, 2022, regarding a proposed resolution
226 that would authorize the City of Hartford to amend and extend the lease at 40
227 Coventry Street (located on a parcel known as 80 Coventry, parcel ID: 193-056-071)
228 for 15 years with InterCommunity Recovery Centers (InterCommunity); and
229

230 **Whereas,** The subject property is zoned MX-2, with the Campus Overlay; and
231

232 **Whereas,** The subject property is not located a historic district and does not currently have any
233 historic designation; and
234

235 **Whereas,** InterCommunity is a healthcare provider offering primary care, mental health
236 services, and addiction recovery services; and
237

238 **Whereas,** InterCommunity leases and occupies three buildings on the subject parcel: 40
239 Coventry Street, 46 Coventry Street, and 56 Coventry Street; and
240

241 **Whereas,** The proposed resolution would amend and extend the lease at 40 Coventry Street
242 under the following terms: the extension would be for 15 years; the extension of the
243 lease would be conditioned on addressing any environmental conditions and
244 concerns related to the expansion; the City would reserve the right to dissolve the
245 lease in the event that, upon completion of a redevelopment plan of the area, it is
246 determined that there is a higher and better re-use of the property; and any other
247 terms that will effectuate the expansion of the premises; and
248

249 **Whereas,** On June 28, 2022, the Planning & Zoning Commission approved with conditions a
250 concurrent special permit and site plan review for a 1-story, 3,600 sf addition to an
251 existing Civic Building not shown on a previously approved master plan, on a parcel
252 zoned MX-2 with the Campus Overlay (refer to P&Z-COMM-2022-0628); and
253

254 **Whereas,** The role of the Planning & Zoning Commission in an 8-24 review is to determine
255 whether the municipal improvement will be completed in a manner consistent with
256 the comprehensive plan of development; and
257

258 **Whereas,** This 8-24 Review application is generally consistent with the Plan of Conservation
259 and Development (POCD); namely, the subject building of the lease is located
260 within the North End Wellness District, one of ten transformative project areas
261 identified in the POCD, and while the proposed lease amendment and extension will
262 not necessarily transform the area, it will allow a key healthcare provider,
263 InterCommunity, to continue serving the area in an expanded capacity for at least the
264 next 15 years, which is consistent with the vision for the North End Wellness
265 District and the POCD generally; and

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Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby recommends/~~does not recommend~~ approval of the proposed resolution to amend and extend the lease at 40 Coventry Street (located on a parcel known as 80 Coventry, parcel ID: 193-056-071) with InterCommunity Recovery Centers (InterCommunity), per the terms outlined in the proposed resolution.

Be It Further,

Resolved, This 12th day of July, 2022.

VII. NEW BUSINESS

- a. 333 Homestead Ave – Use Determination Request by Upper Albany NRZ

Chair Josye Utick provided an overview of the previous PZC discussion, and provided a presentation of the subcommittee’s findings. She noted the subcommittee believed the use was closest to a temporary shelter use, but that the description did not quite fit and may be considered an unlisted similar or unlisted dissimilar use.

Director Aimee Chambers stated that the existing use could legally continue to exist, but not be expanded upon. She stated she believed the use was most similar to group living for medical reasons or another group living use, but believed that the rehabilitation center was an unlisted dissimilar use.

Commissioners discussed the services provided at the facility and how they aligned with listed uses.

Councilwoman Shirley Surgeon was present and stated that she believed the use should be considered a rehabilitation center, and not a temporary shelter.

Ms. Francine Austin was present and noted that she agreed with Councilwoman Shirley Surgeon.

Commissioner Aaron Gill made a **MOTION** to consider the use at 333 Homestead Ave as an unlisted dissimilar use, **SECONDED** by Commissioner Jonathan Harding. The motion passed by a vote of **6-0**.

- b. Director’s Report
No report.
- c. Chair’s Report
No report.

310
311 *The Commission moved right into the Inland Wetlands and Watercourses Session and there was no*
312 *rollcall required as all Commissioners from previous session remained.*
313

314 **Regular Meeting of the Inland Wetlands & Watercourses Commission**

315 **VIII. New Business**

316 a. Municipal Inland Wetlands & Watercourses Agent Appointment – Carlos Cruz
317

318 Director Aimee Chambers noted that Elizabeth Sanderson joined the Economic
319 Development Division last year, but had continued to serve as the Wetlands Agent. She
320 noted that Zoning Enforcement Officer, Carlos Cruz, had passed the DEEP Wetlands
321 Training and that staff proposed to appoint Carlos as the new Wetlands Agent.
322

323 Commissioner Guy Neumann made a **MOTION** to **APPROVE** the appointment of
324 Carlos Cruz as the Wetlands Agent, **SECONDED** by Commissioner Aaron Gill. The
325 motion passed by a vote of **6-0**.
326

327 **IX. ADJOURNMENT**

328 Commissioner Jonathan Harding made a **MOTION** to adjourn the meeting, **SECONDED**
329 by Commissioner David McKinley and the meeting was adjourned at 9:16p.m.
330

331 **Respectfully Submitted by:**
332 **Paige Berschet, Administrative Assistant**

AC