



LUKE BRONIN  
MAYOR

# CITY OF HARTFORD

## DEPARTMENT OF DEVELOPMENT SERVICES

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### Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, July 26, 2022 at 6:00 P.M.

Online: <https://tinyurl.com/2022ddsPZC2>

Meeting number (access code): 2345 468 5403 Meeting password: ddsPZC

OR Join by Phone: 408-418-9388, 2345 468 5403##

### AGENDA

- I. Roll Call
- II. Approval of
  - a. Agenda for July 26, 2022
  - b. Minutes for July 12, 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. **1 Gold St** – Request for a Special Permit for proposed signage at 1 Gold Street, zoned DT-1 Downtown district, pursuant to Section 8.1.3.E and Section 1.3.4 of Hartford’s Zoning Regulations. Owner: RDC One Gold Street, LLC; Applicant: Tony DelBuono. Anticipated Public Hearing Date: August 9, 2022.
  - b. **722 Wethersfield Ave** – Request for Special Permit for an Adult Use Cannabis Microcultivator in the MS-3 Zoning District, per Section 3.3.10. Owner: 722 Wethersfield Av, LLC; Applicant: Southend Harvest House, LLC c/o Rita Castrucci. Anticipated Public Hearing Date: August 23, 2022.
  - c. **Text Amendment** – Proposed Changes to Figure 3.2-A of the Zoning Regulations regarding Methadone or Substance Use Rehabilitation Clinics as a new service use to be allowed in the MX-1 district with a Special Permit. Applicant: The Hartford Dispensary d/b/a Root Center for Advanced Recovery c/o Andrea Gomes. Anticipated Public Hearing Date: August 23, 2022.
  - d. **330 New Park Ave** – Request for Special Permit for an Entertainment Assembly Use. Owner: DP 103, LLC; Applicant: District Social Hartford, LLC c/o Hillel Goldman. Anticipated Public Hearing Date: August 23, 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. **145 Newfield Ave** – Request for a Special Permit for a proposed Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D and Section 1.3.4 of Hartford’s Zoning Regulations. Owner & Applicant: 133-145 Newfield Avenue LLC c/o Jerry Farrell Jr. Open Hearing Deadline: September 15, 2022.

V. Public Hearings

- a. **CONTINUED from 7/12 - 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. **CONTINUED from 7/12 - 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. **CONTINUED from 7/12 - 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.
- d. **300 Summit St** - Request for a Special Permit and Site Plan for an addition to a Civic Building not previously shown on a masterplan per Sec.5.1.2.C to house a new utility plan and thermal distribution system serving the Trinity College campus. Owner: The Trustees of Trinity College; Applicant: Mike Gibbons. Open Hearing Deadline: September 1, 2022.
- e. **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. Open Hearing Deadline: August 18, 2022.
- f. **POSTPONED to 8/9 - 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. Open Hearing Deadline: August 18, 2022.
- g. **POSTPONED to 8/9 - 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. Open Hearing Deadline: September 15, 2022.

VI. New Business

- a. Metro Hartford Rapid Routes Study – Documents are available at <https://metrohartfordrapidroutes.com/study-documents/>
- b. Director’s Report
- c. Chair’s Report

VII. Executive Session - Pursuant to C.G.S. Secs. 1-200 (6)(B) and (6)(E); 1-200 (8); 1-210 (b)(4) and 1-231 in the matter of NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY v. THE CITY OF HARTFORD

VIII. Adjournment

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