



**LUKE BRONIN**  
MAYOR

# CITY OF HARTFORD

## DEPARTMENT OF DEVELOPMENT SERVICES

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**I CHARLES MATHEWS**  
DIRECTOR

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DIRECTOR OF PLANNING

### Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, September 13, 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 September 13, 2022
  - b. Minutes for August 9, 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. **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: November 17, 2022. Anticipated Public Hearing Date: September 27, 2022.
  - b. **1550 Albany Ave** – Request for Special Permit for Master Plan Revision per Section 5.1.2.A. Owner: Housing Authority – City of Hartford; Applicant: Pennrose. LLC c/o Rio Sacchetti. Open Hearing Deadline: November 17, 2022. Anticipated Public Hearing Date: October 11, 2022.
  - c. **88 Wooster St** – Request for Special Permit for Master Plan per Section 5.1.2.A. Owner: Housing Authority – City of Hartford; Applicant: Elisa Hobbs. Open Hearing Deadline: November 17, 2022. Anticipated Public Hearing Date: October 25, 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. **330 New Park Ave** – 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 MS-3 district with the Transit Oriented Development overlay per Section 1.3.4. Owner: DP 103, LLC; Applicant: District Social Hartford, LLC c/o Hillel Goldman. Application Received Date: July 26, 2022. Open Hearing Deadline: September 29, 2022.
  - b. **196 Trumbull St** – Request for a Special Permit for a Drinking Place in the DT-3 Zoning District, per Section 3.3.5.I of Hartford’s Zoning Regulations. Owner: SGS 196 Trumbull

Street Holdings, LLC; Applicant: Lifecare Design Inc. c/o Natalie Sweeney. Application Received Date: August 9, 2022. Open Hearing Deadline: October 13, 2022.

- c. **Proposed Moratorium on Smoking Places and Smoke Shops** - PZC-Initiated Amendment to Section 3.3.5.N on Smoking Places and Section 3.3.4.A on retail shops that sell smoking paraphernalia to establish a 4-month temporary and limited moratorium. Application Received Date: August 23, 2022. Open Hearing Deadline: October 27, 2022.
- d. **121 Wawarme Ave** – Request for Special Permit for a Cannabis Cultivator and Product Manufacturer per Figure 3.2-A and Section 1.3.4. Owner: 121 Wawarme Investment Partners, LLC; Applicant: River Growers CT, LLC c/o Evan Seeman. Application Received Date: August 23, 2022. Open Hearing Deadline: October 27, 2022.
- e. **100 Pearl St** – Request for a Special Permit for Dynamic Display Signage in the DT-3 Downtown District, pursuant to Section 8.12.3.B and Section 1.3.4 of Hartford’s Zoning Regulations. Owner: SGS Pearl, LLC; Applicant: Hartford Healthcare c/o Dave Casale. Application Received Date: August 23, 2022. Open Hearing Deadline: October 27, 2022.

V. Public Hearings

- a. **WITHDRAWN - 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. Close Hearing Deadline: September 13, 2022.
- b. **POSTPONED to 9/27/22 - 1420 Park St** - Request for a Special Permit for an Outdoor Café associated with a Drinking Place per Sec.3.5.2.D(1)(c) and a site plan per Sec.1.3.3 establishing a Craftsman Industrial use. Owner: 1420 Park Street, LLC; Applicant: Lifecare Design Inc. c/o Natalie Sweeney. Open Hearing Deadline: September 15, 2022.
- c. **POSTPONED to 10/25/22 - 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: November 19, 2022. (Extension Granted by Applicant).*
- d. **755 Main St** – Request for a Special Permit for Signage in the DT-1 Downtown District, pursuant to Section 8.1.3.E and Section 1.3.4 of Hartford’s Zoning Regulations. Owner: LS Gold, LLC; Applicant: Alyson Ibbotson. Open Hearing Deadline: October 13, 2022.
- e. **722 Wethersfield Ave** – Request for Special Permit for a Cannabis Micro-Cultivator per Figure 3.2-A and Section 1.3.4. Owner: 722 Wethersfield Av, LLC; Applicant: Southend Harvest House, LLC c/o Rita Castrucci. Open Hearing Deadline: September 29, 2022.
- f. **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. Application Received Date: July 26, 2022. Open Hearing Deadline: September 29, 2022.

VI. Non-Public Hearings

- a. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on the August 8, 2022 Court of Commons Council Agenda, a resolution to authorize the City of Hartford (City) to enter into a Purchase and Sales agreement along with a 10-year tax fixing agreement, pursuant to C.G.S. Sec 12-65b with National Development Council (NDC) for the development of four Hartford Redevelopment Agency (HRA) parcels on the corner of Albany Avenue and Woodland Streets.

- b. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on the August 8, 2022 Court of Commons Council Agenda, a resolution to authorize the City of Hartford (“City”) to enter into a Purchase and Sales agreement with Gateway Partnership, LLC (the “Developer”) for the development of four City owned parcels on the corner of Main and Ann Uccello Streets.

VII. New Business

- a. 333 Homestead Ave – Temporary Use Update from I. Charles Mathews and Salvation Army Representative
- b. South Branch Park River Trail Presentation
- c. Resignation of Commissioner Andres Jimenez-Franck
- d. Director’s Report
  - i. Town of Wethersfield Application Referral
- e. Chair’s Report

VIII. Adjournment

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