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

DRAFT MINUTES

September 13, 2022

The Planning & Zoning Commission held a Virtual Regular Meeting at 6:00 p.m. on Tuesday, September 13, 2022.

Attendance

Present: Chair Josye Utick, Commissioners Gary Bazzano, Aaron Gill, Jonathan Harding, David McKinley, and Alternate Commissioner and Guy Neumann.

Absent: Commissioner Andres Jimenez-Franck, and Alternate Commissioners Juliana Garcia-Uribe, and 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 Commissioner Guy Neumann.

II. APPROVAL OF

a. Agenda for September 13, 2022

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

b. Minutes for August 9, 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>

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.

- 48 b. **1550 Albany Ave** – Request for Special Permit for Master Plan Revision per Section
49 5.1.2.A. Owner: Housing Authority – City of Hartford; Applicant: Pennrose. LLC c/o
50 Rio Sacchetti. Open Hearing Deadline: November 17, 2022. Anticipated Public Hearing
51 Date: October 11, 2022.
- 52 c. **88 Wooster St** – Request for Special Permit for Master Plan per Section 5.1.2.A.
53 Owner: Housing Authority – City of Hartford; Applicant: Elisa Hobbs. Open Hearing
54 Deadline: November 17, 2022. Anticipated Public Hearing Date: October 25, 2022.
55

56 IV. **APPLICATIONS CARRIED FORWARD**

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

- 60 a. **330 New Park Ave** – Request for Special Permits and a Site Plan for Entertainment
61 Assembly (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an Outdoor Café
62 associated with a Drinking Place (Sec.3.5.2.D(1)(c)) on a mixed-use property located in
63 the MS-3 district with the Transit Oriented Development overlay per Section 1.3.4.
64 Owner: DP 103, LLC; Applicant: District Social Hartford, LLC c/o Hillel Goldman.
65 Application Received Date: July 26, 2022. Open Hearing Deadline: September 29, 2022.
- 66 b. **196 Trumbull St** – Request for a Special Permit for a Drinking Place in the DT-3
67 Zoning District, per Section 3.3.5.I of Hartford’s Zoning Regulations. Owner: SGS 196
68 Trumbull Street Holdings, LLC; Applicant: Lifecare Design Inc. c/o Natalie Sweeney.
69 Application Received Date: August 9, 2022. Open Hearing Deadline: October 13, 2022.
- 70 c. **Proposed Moratorium on Smoking Places and Smoke Shops** - PZC-Initiated
71 Amendment to Section 3.3.5.N on Smoking Places and Section 3.3.4.A on retail shops
72 that sell smoking paraphernalia to establish a 4-month temporary and limited
73 moratorium. Application Received Date: August 23, 2022. Open Hearing Deadline:
74 October 27, 2022.
- 75 d. **121 Wawarme Ave** – Request for Special Permit for a Cannabis Cultivator and Product
76 Manufacturer per Figure 3.2-A and Section 1.3.4. Owner: 121 Wawarme Investment
77 Partners, LLC; Applicant: River Growers CT, LLC c/o Evan Seeman. Application
78 Received Date: August 23, 2022. Open Hearing Deadline: October 27, 2022.
- 79 e. **100 Pearl St** – Request for a Special Permit for Dynamic Display Signage in the DT-3
80 Downtown District, pursuant to Section 8.12.3.B and Section 1.3.4 of Hartford’s Zoning
81 Regulations. Owner: SGS Pearl, LLC; Applicant: Hartford Healthcare c/o Dave Casale.
82 Application Received Date: August 23, 2022. Open Hearing Deadline: October 27,
83 2022.
84

85 V. **PUBLIC HEARINGS**

- 86 a. **WITHDRAWN - 1390 Park St** – Request for Special Permits and a Site Plan for
87 Entertainment Assembly (Sec.3.3.5.K) with a Drinking Place/Bar (3.3.5.I), and an
88 Outdoor Café associated with a Drinking Place (Sec.3.5.2.D(1)(c)) on a mixed-use
89 property located in the CX-2 district with the Transit Oriented Development overlay
90 per Section 1.3.4. Owner: 1390-1400 Park Street, LLC; Applicant: Lifecare Design Inc.
91 c/o Natalie Sweeney. Close Hearing Deadline: September 13, 2022.
92
- 93 b. **POSTPONED to 9/27/22 - 1420 Park St** - Request for a Special Permit for an
94 Outdoor Café associated with a Drinking Place per Sec.3.5.2.D(1)(c) and a site plan

95 per Sec.1.3.3 establishing a Craftsman Industrial use. Owner: 1420 Park Street, LLC;
96 Applicant: Lifecare Design Inc. c/o Natalie Sweeney. Open Hearing Deadline:
97 September 15, 2022.

- 98
99 c. **POSTPONED to 10/25/22 - 145 Newfield Ave** – Request for a Special Permit for a
100 proposed Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D
101 and Section 1.3.4 of Hartford’s Zoning Regulations. Owner & Applicant: 133-145
102 Newfield Avenue LLC c/o Jerry Farrell Jr. *Open Hearing Deadline: November 19,*
103 *2022. (Extension Granted by Applicant).*
104
105 d. **755 Main St** – Request for a Special Permit for Signage in the DT-1 Downtown
106 District, pursuant to Section 8.1.3.E and Section 1.3.4 of Hartford’s Zoning
107 Regulations. Owner: LS Gold, LLC; Applicant: Alyson Ibbotson. Open Hearing
108 Deadline: October 13, 2022.

109
110 Director Aimee Chambers presented the staff report.

111
112 The applicant, Ms. Alyson Ibbotson, was present and noted that both signs were
113 important for the business to have visibility on all signs of the building. Mr. Raymond
114 Yu noted that the signs were designed to be visible but not too obtrusive and were
115 located there previously.

116
117 Public Comment was opened and there were no comments or testimony from the
118 public.

119
120 Commissioner Guy Neumann noted he did not see an issue with the proposed signage
121 as proposed, noting they were installed previously.

122
123 Commissioner David McKinley stated that many downtown businesses operated with
124 one sign, and noted they should exercise caution in approving signs generally.

125
126 Commissioner Guy Neumann made a **MOTION** to **APPROVE** the request as
127 amended, **SECONDED** by Commissioner Gary Bazzano. The motion passed by a vote
128 of **5-1**.

129
130 **CITY OF HARTFORD**
131 **PLANNING & ZONING COMMISSION RESOLUTION**
132 **755 MAIN STREET**
133 **SPECIAL PERMIT FOR DOWNTOWN SIGNAGE**

134
135 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and
136 attached documents regarding a Special Permit for downtown signage at 755 Main
137 Street; and

138
139 **Whereas,** The property is located in the DT-1 Downtown District in an area of the City
140 characterized by larger buildings and more intense uses; and

141
142 **Whereas,** Consistent with the Plan of Conservation and Development and the Zoning
143 Regulations, the Board recognizes that the downtown neighborhood was meant to be
144 an area characterized by intense uses and larger, unique buildings with multiple
145 tenants; and

146
147 **Whereas,** The proposed signage meets the criteria of the Zoning Regulations regarding wall
148 signs with the exception of Figure 8.3-A regarding the total number of signs and
149 total sign area; and

150
151 **Whereas,** The proposed signage includes two wall sign panels measuring 5’ by 35’, each using
152 4’ by 16.5’ of the surface area for sign area as defined by the Regulations; and

153
154 **Whereas,** The Planning & Zoning Commission has found the proposed signage facing Pearl
155 Street to be consistent with the spirit of Section 8.1.3.E regarding a Special Permit
156 for signs in the downtown districts; and

157
158 Now therefore Be It

159
160 **Resolved,** The City of Hartford Planning & Zoning Commission hereby approves the Special
161 Permit for downtown signage as shown on the 2-page plan titled Sun Life by
162 Lauretano Sign Group and dated April 26, 2022 at 755 Main Street ~~with the~~
163 ~~following conditions:~~

- 164 ~~1. The plan shall be revised to eliminate the currently proposed sign on~~
165 ~~the western façade. Approval shall only be for the Pearl Street sign.~~

166
167 Be It Further,

168
169 **Resolved,** This 13th day of September 2022.

- 170
171 e. **722 Wethersfield Ave** – Request for Special Permit for a Cannabis Micro-Cultivator
172 per Figure 3.2-A and Section 1.3.4. Owner: 722 Wethersfield Av, LLC; Applicant:
173 Southend Harvest House, LLC c/o Rita Castrucci. Open Hearing Deadline: September
174 29, 2022.

175
176 Director Aimee Chambers presented the staff report and noted that further
177 administrative site plan review would be required.

178
179 Commissioners shared concerns about the access to the site from Wethersfield Ave,
180 stating access should be from Ledyard St to limit additional traffic added to
181 Wethersfield Ave.

182
183 Mr. Eric Boyd was present on behalf of the applicant team. Mr. Eric Boyd stated that
184 they would access the site using Ledyard St for loading and unloading, occurring about
185 two to three times a week, and that the loading space would be enclosed to control
186 access.

187
188 Mr. Eric Boyd answered further questions from Commissioners regarding security,
189 noting they spoke with a security vendor, that the lighting would be upgraded to include
190 additional targeted lighting, and that the location would grow cannabis crops to sell to
191 retailers and product manufacturers within the state.

192
193 Mr. Chris McArdle, CSS/CON NRZ Chair, stated his questions and concerns were
194 answered by the applicant.

195
196 Public Comment was closed.

197
198 Commissioner Gary Bazzano shared he had concerns about the site plan, and noted he
199 would prefer the Commission review. Other commissioners noted that their concerns
200 had been heard by staff and could be incorporated in the administrative site plan review.

201
202 Commissioner Guy Neumann made a **MOTION** to **APPROVE** the request as
203 amended, **SECONDED** by Commissioner Aaron Gill. The motion passed by a vote of
204 **6-0**.

205
206
207 **CITY OF HARTFORD**
208 **PLANNING & ZONING COMMISSION RESOLUTION**
209 **722 WETHERSFIELD AVENUE**
210 **SPECIAL PERMIT FOR ADULT-USE CANNABIS MICRO-CULTIVATOR**

211
212 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and
213 attached documents regarding the request for a Special Permit for an Adult Use
214 Cannabis Micro-Cultivator per Figure 3.2-A, Section 3.3.10.B and Section 1.3.4.;

215 and
216
217 **Whereas,** Section 3.3.10.B defines Adult Use Cannabis Micro-Cultivator as “A person that is
218 licensed to engage in the cultivation, growing and propagation of the cannabis plant
219 at an establishment containing not less than two thousand (2,000) square feet and not
220 more than ten thousand (10,000) square feet of grow space as defined in state law”;

221 and
222
223 **Whereas,** The applicant has proposed to use an approximately 9,450 square foot space at the
224 rear of a commercial center building located at 722 Wethersfield Avenue; and

225
226 **Whereas,** The use will employ several odor elimination mechanisms including carbon filters
227 and general air filtration; and

228
229 **Whereas,** All deliveries and access will be from Ledyard Street across property known as 375
230 Ledyard Street; and

231
232 **Whereas,** The proposed Adult Use Cannabis Micro-Cultivator meets all of the basic

233 requirements of the Zoning Regulations; and

234

235 **Whereas,** The Plan of Conservation & Development, specifically the Grow400 element
236 identifies goals that encourage entrepreneurship in innovative industries; and

237

238 **Whereas,** The cannabis industry is considered a new, burgeoning, innovative industry; and

239

240 **Whereas,** The subject property is located within a “disproportionately impacted areas” as
241 defined by the State of Connecticut and the applicant is considered a Social Equity
242 Applicant as defined by the State of Connecticut; and

243

244 **Whereas,** The proposed Adult Use Cannabis Micro-Cultivator use is consistent with the POCD
245 and the intention of Public Act 21-1; and

246

247 Now therefore Be It

248

249 **Resolved,** The City of Hartford Planning & Zoning Commission hereby ~~denies~~/approves the
250 request for a Special Permit for the proposed Adult Use Cannabis Micro-Cultivator
251 per Figure 3.2-A, Section 3.3.10.B and Section 1.3.4 with the following conditions:

252

253 1. An easement be recorded prior to the opening of the proposed use
254 guaranteeing the subject property, 722 Wethersfield Avenue access
255 across property known as 375 Ledyard Street. All deliveries and trips
256 associated with the adult use cannabis micro-cultivator shall access
257 via the Ledyard Street entrance across 375 Ledyard Street.

258

259 2. If at any time in the future it is determined that an odor nuisance has
260 developed as a result of adult use cannabis use, the proprietor shall
261 work with the city to eliminate the nuisance; including the installation
262 of additional odor elimination mechanisms.

263

264 3. The final security plan shall be coordinated and submitted to the
265 Hartford Police Department for approval.

266

267 4. All future site improvements including landscaping, complete
268 reorganization of the parking, addition of bicycle parking and any
269 new accessory structures such as generators shall be reviewed under
270 the site plan process.

271

272 Be It Further,

273

274 **Resolved,** This 13th day of September, 2022.

275

276 f. **Text Amendment** – Proposed Changes to Figure 3.2-A of the Zoning Regulations
277 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.

278

278 Director Aimee Chambers presented the staff report. She noted that many of the
279 recommended staff changes to the text were to be consistent with the rest of the Zoning
280 Regulations, and that staff took no exception to adding a 500 ft dispersion requirement
281 from libraries.

282
283 Commissioner David McKinley asked if the amendment would bring the City into
284 compliance with ADA. Director Aimee Chambers noted that the amendments had been
285 reviewed by the applicant's counsel and Corporation Counsel who found no issue with
286 the proposed amendments.

287
288 Ms. Andrea Gomes, Mr. Steven Zuckerman, and Mr. Ted Cutler were present on behalf
289 of the applicant team. Mr. Steven Zuckerman, President of Root Center, provided an
290 overview of the nonprofit and number of patients served. He noted that their present
291 Main St location was too small and did not meet their current needs, and that they
292 wanted to propose a new location.

293
294 Ms. Andrea Gomes stated they were proposing a name change to 'Behavioral Health
295 Clinic', and 8,250 sf of gross floor area to allow for more space and eliminate the need
296 for outdoor queueing.

297
298 Director Aimee Chambers noted that deviations from the Zoning Regulations of up to
299 15% could be granted during the Special Permit process. She noted that staff were
300 flexible in the name change and definition of the use, but would recommend the rest as
301 indicated in the staff report.

302
303 Mr. Chris McArdle, CSS/CON NRZ Chair, asked a few clarifying questions about the
304 proposed lot size requirement, dispersion requirements, and owner of the Main St
305 location. He stated that he did not take opposition to the amendment, but did not have a
306 formal opinion on the matter.

307
308 Ms. Carey Shea, Frog Hollow NRZ Chair, reviewed their six recommendations and
309 noted they meant 500 ft from libraries, not 1,500 ft. She stated that they stood firm on
310 their recommendation for no outdoor queueing, and did not agree with less than 25% of
311 the lot being utilized for the building.

312
313 Ms. Andrea Gomes provided responses to the Frog Hollow NRZ recommendations and
314 noted they did not anticipate outdoor queueing.

315
316 Director Aimee Chambers noted that any space on the lot not occupied by the building
317 could be used for green space, parking, etc.

318
319 Commissioner Aaron Gill noted that their Main St location was very different from
320 other medical offices with a more significant impact on their neighbors. Ms. Steven
321 Zuckerman stated the configuration of the building did not allow for space to queue
322 within the building and assist their patients adequately.

323

324 Ms. Andrea Gomes provided final comments on the application.

325

326 The public hearing was closed.

327

328 Commissioners discussed their thoughts on the proposed amendments. They accepted
329 staff's recommendation for 8,000 sf of gross floor area or less, a ½ acre required for the
330 proposed use, indoor queuing to be required, and a 500 ft dispersion requirement from
331 municipal libraries. They proposed the use to be named 'Substance Use Rehabilitation
332 Clinic' across the amendment and to the applicant's proposed definition in Exhibit C,
333 with the change to 8,000 sf.

334

335 Commissioner Gary Bazzano made a **MOTION** to **APPROVE** the text as amended,
336 **SECONDED** Commissioner Guy Neumann. The motion passed by a vote of **4-1-1**.

337

338

339 **CITY OF HARTFORD**

340 **PLANNING & ZONING COMMISSION RESOLUTION**

341 **TEXT AMENDMENT TO ADD METHADONE OR SUBSTANCE USE**

342 **REHABILITATION CLINICS AS A NEW USE UNDER THE "SERVICE USE"**

343 **CATEGORY**

344

345 **Whereas,** The City of Hartford Planning and Zoning Commission reviewed the proposed
346 zoning text amendment to Hartford's Zoning Regulations (the Regulations) to amend
347 Figure 3.2-A and various other sections of the Regulations to define "Methadone or
348 Substance Use Rehabilitation Clinics" as a new use, under the Service Use category,
349 to be permitted by special permit subject to use-specific conditions in the MX-1,
350 Multi-Use Mix district; and

351

352 **Whereas,** Section 1.3.5 of the Regulations requires that the Commission consider the plan of
353 conservation and development (POCD) and state on the record its findings on the
354 consistency of the proposed amendment with such plan; and

355

356 **Whereas,** The Regulations currently prohibit "methadone or drug rehabilitation clinics" in all
357 districts; specific mentions of this use in the Regulations can be found under Medical
358 Clinics (Neighborhood Service use) and Medical Offices (Office use) where this
359 type of facility is strictly prohibited; the Zoning Board of Appeals is also currently
360 prohibited from granting variance for this use in DT, MS, MX, NX, and N districts;
361 and

362

363 **Whereas,** This broad prohibition of "methadone or drug rehabilitation clinic" could be seen as
364 discriminatory towards people with disabilities, given that under the Americans with
365 Disabilities Act (ADA), individuals with substance use disorders who are
366 participating in a rehabilitation program are defined as having a "disability"; and

367

368 **Whereas,** It has been well documented that opioid addiction and overdose deaths have become
369 a pressing public health crisis in Connecticut and the United States; and

370 **Whereas,** Medication-assisted treatment (MAT) is a well-recognized treatment for opioid
371 addiction and is highly regulated at the federal and state level; and
372

373 **Whereas,** As of the time of writing, the City of Hartford had a total of three methadone clinics
374 within city boundaries per data compiled by the State Department of Mental Health
375 and Addiction Services (DMHAS); and
376

377 **Whereas,** The proposed text amendment defines the proposed use as distinct from Medical
378 Clinics and Medical Offices; and
379

380 **Whereas,** The proposed text amendment includes a number of use-specific conditions meant to
381 mitigate potential negative externalities and to encourage appropriate neighborhood-
382 scale design that would also allow the use's effective operation; and
383

384 **Whereas,** The proposed text amendment would allow this use to locate only in the General
385 Building type and would provide flexibility around specific building regulations to
386 allow for the use's effective operation (such as the principal entrance location,
387 building height, and entrance type); and
388

389 **Whereas,** The proposed text amendment is generally consistent with Hartford's Plan of
390 Conservation & Development: namely, the Live400 chapter recognizes the
391 elimination of overdose deaths as a goal given that this health crisis has "hit Hartford
392 very hard in recent years"; the Live400 chapter also discusses the need for a holistic
393 approach to physical and mental health and acknowledges that exposure to substance
394 use can negatively impact households and communities; it would seem therefore that
395 allowing methadone clinics in at least one district in the city, and ensuring that
396 existing methadone clinics can modernize or relocate, is consistent with the POCD;
397 and
398

399 **Whereas,** The POCD also highlights the need to advocate for a more equitable region and to
400 build bridges with neighboring communities. For instance, the POCD states that
401 "Hartford has the highest concentration of social services in Connecticut", and
402 providing services to address the opioid crisis could be framed as a regional need
403 that should also be addressed at a regional scale. As such, the current concentration
404 of methadone clinics in Hartford relative to neighboring towns may be a reason to
405 narrow and/or restrict the use, even while allowing it;
406

407 Now therefore Be It
408

409 **Resolved,** The City of Hartford Planning & Zoning Commission hereby finds/does not find that
410 the proposed Zoning Text Amendment is consistent with the Plan of Conservation &
411 Development: and
412

413 **Resolved,** The City of Hartford Planning & Zoning Commission hereby ~~denies~~/approves the
414 proposed zoning text amendment to Hartford's Zoning Regulations shown in Exhibit
415 **A B below**, which proposes to amend Figure 3.2-A and various other sections of the

416 Regulations to define “~~Methadone~~ or Substance Use Rehabilitation Clinics” as a new
417 use, under the Service Use category, to be permitted by special permit subject to use-
418 specific conditions in the MX-1, Multi-Use Mix district, ~~with the following~~
419 ~~conditions of approval:~~

- 420 1. ~~The changes suggested by Staff in Exhibit B shall be incorporated into~~
421 ~~the final proposed text amendment.~~

422
423 Be It Further,

424
425 **Resolved,** This 13th day of September 2022.

426
427 **EXHIBIT B.**

428
429 **FIGURE 3.2-A. TABLE OF PRINCIPAL USES**

- 430 • Include “Substance Use Rehabilitation Clinic” as new, standalone special permit use in MX-
431 1, under “Service Use” category.

432
433 **SECTION 3.3.5 (SERVICE USES):**

- 434 • New subsection “P” (3.3.5.P) to include “Substance Use Rehabilitation Clinic” as new
435 service use.

436
437 **P. Substance Use Rehabilitation Clinic.** A Substance Use Rehabilitation Clinic is a licensed
438 facility, with 8,000 square feet of gross floor area or less, that administers methadone, and that may
439 include one or more of the following: alternative Medication Assisted Treatment, mental health
440 treatment services with or without medication management, substance use counseling services, and
441 wellness and community services. The term “licensed facility” shall mean a legal entity formed for
442 the treatment of out-patients in which at least two medical professionals, licensed by the State,
443 practice cooperatively. A Substance Use Rehabilitation Clinic shall be registered as accredited
444 opioid treatment program with the Substance Abuse and Mental Health Service Administration.
445 Such a clinic shall not provide inpatient or residential care. Note that this use is distinct from
446 Medical Clinics per Section 3.3.5.A.(1) and Medical Offices per Section 3.3.7.A.(1).

447
448 When noted as subject to conditions (“●”) or requires a special permit (“○”) in Figure 3.2 -A
449 Table of Principal Uses, the following regulations apply:

- 450 (1) **Minimum Lot Area.** There shall be a minimum lot area of 0.5 acres for Substance Use
451 Rehabilitation Clinic.
452 (2) **Building Type.** Substance Use Rehabilitation Clinic may only locate in single-occupant,
453 General Building Types. This shall mean that a Substance Use Rehabilitation Clinic may
454 fully occupy 100% of a General Building Type’s ground floor and upper floors, as long as
455 the maximum gross square footage (8,000 gsf) is not exceeded.
456 (3) **Queueing.** Indoor queuing is required.
457 (4) **Security Plan.** Applicants are required to submit a security plan for review by the zoning
458 administrator. Refer to Section 1.3.3.B.(16)(d). Additional documentation may be requested
459 of the applicant per Section 1.3.4.B.

460 (5) **Proximity to Substance Use Rehabilitation Clinics.** No Substance Use Rehabilitation
461 Clinic shall be located within a 1,500-foot radius in any direction of any parcel where a
462 Substance Use Rehabilitation Clinic is located.

463 (6) **Proximity to Certain Uses.** No new Substance Use Rehabilitation Clinic shall be located
464 within a 500-foot radius of any part of an existing school, park, or municipal library.
465

466 SECTION 1.3.6. VARIANCE

467
468 Section 1.3.6.E.(5) The zoning board of appeals may not issue a variance for any of the following
469 new or expanded principal uses (or for any such use as an accessory use) or conditions:

470 (c) Substance Use Rehabilitation Clinics in any DT, MS, MX-2, NX, or N district.
471

472 SECTION 3.3.5 - SERVICE USES

473
474 **Section 3.3.5.A. Neighborhood Service.** A service use with a gross floor area of less than 8,000
475 square feet. Neighborhood service includes such uses as those listed in Figure 3.3-C Typical
476 Service Uses.

477 (1) **Medical Clinic.** Medical clinic means a licensed institution providing same-day, walk-in, or
478 urgent medical care and health services to the community, primarily ill or injured out-
479 patients, which is not a hospital per Section 3.3.2.B and which is not a medical office per
480 Section 3.3.7.A.(1), and which is not a Substance Use Rehabilitation Clinic per Section
481 3.3.5.P. Provision of an indoor waiting area for use by individuals when a portion of the
482 facility is not opened for operation is required, so that clients will not be required or allowed
483 to queue for services outdoors. The term licensed institution as used in this section shall
484 mean a single legal entity formed for the diagnosis and treatment of out-patients in which at
485 least 2 medical professionals, licensed by the State and having related specialties, practice
486 cooperatively. The term medical professionals shall only mean medical doctors, dentists,
487 clinical psychologists, osteopaths, podiatrists, chiropractors, acupuncturists, nurses or nurse
488 practitioners, or physiotherapists so licensed by the State. A medical clinic shall not provide
489 rental services, storage of hazardous materials in large quantities, or dormitory facilities.
490

491 SECTION 3.3.7 - EMPLOYMENT USES

492 A. **Office Uses.** A category of uses for businesses that involve the transaction of affairs and/or
493 the training of a profession, service, industry, or government. Patrons of these businesses
494 usually have set appointments or meeting times; the businesses do not typically rely on
495 walk-in customers. Office uses include those listed in Figure 3.3-D Typical Office Uses.

496 1) **Medical Office.** Medical office means a facility in which medical professional(s)
497 licensed by the State have their offices and provide medical care and health services
498 primarily on a pre-scheduled basis (not primarily on a same-day or urgent care
499 basis), which is not a hospital per Section 3.3.2.B and which is not a medical clinic
500 per Section 3.3.5.A.(1), and which is not a Substance Use Rehabilitation Clinic per
501 Section 3.3.5.P. The term medical professionals shall only mean medical doctors,
502 dentists, clinical psychologists, osteopaths, podiatrists, chiropractors, acupuncturists,
503 nurses or nurse practitioners, or physiotherapists so licensed by the State. A medical
504 office may also contain in-house ancillary services such as in-house diagnostic
505 testing facilities, medical counseling services, in-house research, and similar

506 services. A medical office shall not provide rental services, storage of hazardous
507 materials in large quantities, or dormitory facilities.

508
509 **SECTION 4.8 GENERAL BUILDING TYPE REGULATIONS**

510 **Section 4.8.2.B. Height.** Under the MX-1 column, in the “Ground Story Maximum Height” row,
511 add “Note 3.a.”.

512 Note 3.a. For any Substance Use Rehabilitation Clinic (refer to Section 3.3.5.P), if ground
513 floor is 18 feet or more in height, the ground story shall count as 2 stories towards maximum
514 building height.

515
516 **Section 4.8.2.C Uses.** In the Ground Story and Upper Story rows, add a “Note 5”.

517 Note 5. Per Section 3.3.5.P, a Substance Use Rehabilitation Clinic may occupy 100% of the
518 building’s ground floor or upper floors.

519
520 **SECTION 7. PARKING**

521 **Figure 7.2-A Maximum Off-Street Automobile Parking**

- 522 • Automobile Fueling & Limited Service, Automobile Service/Car Wash, Drinking Places,
523 Entertainment Assembly, Smoking Places, and Substance Use Rehabilitation Clinic: In
524 accordance with special permit review or, if special permit not required, in accordance with
525 site plan review.

526
527 **Figure 7.2-B Bicycle Parking (*NO CHANGES PROPOSED*)**

- 528 • Retail & Service Uses
 - 529 ○ Minimum long-term: No minimum requirement
 - 530 ○ Minimum short-term: 1 per every 3,000 square feet.

531
532 **VI. NON-PUBLIC HEARINGS**

- 533 a. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on the August 8,
534 2022 Court of Commons Council Agenda, a resolution to authorize the City of Hartford
535 (City) to enter into a Purchase and Sales agreement along with a 10-year tax fixing
536 agreement, pursuant to C.G.S. Sec 12-65b with National Development Council (NDC) for
537 the development of four Hartford Redevelopment Agency (HRA) parcels on the corner of
538 Albany Avenue and Woodland Streets.

539
540 Director Aimee Chambers presented the staff report.

541
542 Chair Josye Utick asked if the City had a good track record with the developer. Director
543 Aimee Chambers stated that they were new to working with the City, but had worked
544 closely with them on a new agreement.

545
546 Commissioner Gary Bazzano shared concerns about the 10-year tax fixing agreement.

547
548 Commissioner David McKinley made a **MOTION** for a favorable recommendation to
549 Council, **SECONDED** by Commissioner Jonathan Harding. The motion passed by a vote
550 of **5-1**.

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CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
1135H, 1137 & 1161 ALBANY AVENUE, AND 426 WOODLAND STREET
8-24 REVIEW OF MUNICIPAL IMPROVEMENTS FOR THE DISPOSITION
AGREEMENT FOR THE NATIONAL DEVELOPMENT COUNCIL (NDC) FOR 1135H,
1137 & 1161 ALBANY AVENUE, AND 426 WOODLAND STREET

560 **Whereas,** The City of Hartford Planning and Zoning Commission reviewed the referral from
561 the Court of Common Council regarding the proposed resolution to authorize the
562 city to enter into a Purchase and Sales agreement along with a 10-year tax fixing
563 agreement, pursuant to C.G.S. Sec 12-65b with National Development Council for
564 the development of four Hartford Redevelopment Agency parcels:

- 565 • 1135H Albany Avenue (Parcel # 176-198-133; Zoned MS-3);
- 566 • 1137 Albany Avenue (Parcel # 176-198-134; Zoned MS-3);
- 567 • 1161 Albany Avenue (Parcel # 176-198-135; Zoned MS-3);
- 568 • 426 Woodland Street (Parcel # 176-198-078; Zoned MS-3);

569

570 **Whereas,** The referral was received by the Planning and Zoning Division from the Court of
571 Common Council on August 8th, 2022; and
572

573 **Whereas,** The subject properties are not located a historic district and do not currently have
574 any historic designation; and
575

576 **Whereas,** The City proposes to sell the four parcels to the National Development Council, who
577 would enter into a public private partnership by creating a separate Non-Profit entity
578 that would in turn purchase two privately owned parcels, and combine them into
579 parcels A and B; and
580

581 **Whereas,** Parcel A will be sold to Genesis/Trinity and developed into 2,500 sqft of retail
582 space; and
583

584 **Whereas,** Parcel B will be developed into 38,000 sqft of commercial development to include
585 the City of Hartford's Health and Human Services Department, community room,
586 restaurant, retail space(s), and a public parking lot; and
587

588 **Whereas,** The City will enter into a ten-year tax assessment fixing agreement for parcel B to
589 make it economically feasible under CGS. Sec. 12-65b, and
590

591 **Whereas,** The project furthers the POCD's development goal of increasing the tax base,
592 promoting development, and generating opportunity and enterprise; and
593

594 **Whereas,** The role of the Planning & Zoning Commission in an 8-24 review is to determine
595 whether the Municipal Improvement will be completed in a manner consistent with
596 the comprehensive plan of development; and
597

598 **Whereas,** This 8-24 Review application is generally consistent with the Plan of Conservation
599 and Development (POCD); namely, in growing the tax base and grand list,
600 (Grow400), developing on vacant and underutilized lots across the city (Grow400),
601 cultivating the development of new restaurants (Live400), and promoting wellness
602 efforts by connecting the community to city health services (Live400);

603
604 Now therefore Be It

605
606 **Resolved,** The City of Hartford Planning & Zoning Commission hereby recommends/~~does not~~
607 ~~recommend~~ approval of the proposed resolution to authorize the City of Hartford to
608 enter into a Purchase and Sales agreement along with a 10-year tax fixing agreement,
609 pursuant to C.G.S. Sec 12-65b with National Development Council for the
610 development of four Hartford Redevelopment Agency parcels on the corner of
611 Albany Avenue and Woodland Street.

612
613 Be It Further,

614
615 **Resolved,** This 13th day of September, 2022.

- 616
617 b. **8-24 Review, Referral from Court of Common Council** – Item 3.1 on the August 8,
618 2022 Court of Commons Council Agenda, a resolution to authorize the City of Hartford
619 (“City”) to enter into a Purchase and Sales agreement with Gateway Partnership, LLC (the
620 “Developer”) for the development of four City owned parcels on the corner of Main and
621 Ann Uccello Streets.

622
623 Director Aimee Chambers presented the staff report.

624
625 Chair Josye Utick asked about the Arrowhead Small Area Plan. Director Aimee Chambers
626 noted that the plan sought to make recommendations on uses in the area, and that the
627 developers had participated in the outreach.

628
629 Commissioner Aaron Gill noted that he appreciated the San Juan Center involvement.

630
631 Commissioner Aaron Gill made a **MOTION** for a favorable recommendation to Council,
632 **SECONDED** by Commissioner Guy Neumann. The motion passed by a vote of **5-1**.

633
634 **CITY OF HARTFORD**
635 **PLANNING & ZONING COMMISSION RESOLUTION**
636 **1355 & 1359 MAIN STREET AND 522 & 532 ANN UCCELLO STREET**
637 **8-24 REVIEW OF MUNICIPAL IMPROVEMENTS FOR A PURCHASE & SALE**
638 **AGREEMENT FOR THE TRANSFER OF FOUR CITY-OWNED PROPERTIES**

639
640 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the referral from the
641 Court of Common Council regarding a proposed resolution that would authorize the
642 City to enter into a Purchase and Sale Agreement with Gateway Partnership, LLC,
643 for the transfer of the following four city-owned properties:

- 644 • 1355 Main Street (parcel ID: 244-288-094; zoned DT-3; located in the
- 645 Downtown North National Historic District);
- 646 • 1359 Main Street (parcel ID: 244-288-095; zoned DT-3; located in the
- 647 Downtown North National Historic District
- 648 • 522 Ann Uccello Street (parcel ID: 244-288-061; zoned NX-1; no historic
- 649 designation)
- 650 • 532 Ann Uccello Street (parcel ID: 244-288-060; zoned NX-1; no historic
- 651 designation); and
- 652

653 **Whereas,** The referral was received from the Court of Common Council on August 8, 2022;

654 and

655

656 **Whereas,** In January 2021, the City issued a Request for Proposals seeking qualified

657 developers to redevelop these four properties into a mixed-use development; and

658

659 **Whereas,** Gateway Partnership, a partnership between San Juan Center Inc. and The Carabetta

660 Companies (hereinafter known as the “Developer”) submitted a proposal and in

661 August 2021 was ultimately selected as the preferred developer for the project; and

662

663 **Whereas,** The plan proposed by the Developer calls for the purchase of (4) privately owned

664 parcels located at 506, 520, 525 & 529 Ann Uccello in addition to the City owned

665 parcels; for the creation of a mixed used development that will include

666 approximately 43 residential units consisting of a mix of studios, one-bedroom and

667 two-bedroom units, along with approximately 7,300 square feet of commercial

668 space; and

669

670 **Whereas,** The Developer has requested the City of Hartford enter into a ten-year tax

671 assessment fixing agreement for the overall redevelopment to make the project

672 economically feasible; in exchange, the project would contain a 25% affordable

673 housing requirement with rents at 50% AMI, and the redevelopment would be

674 required to comply with the Hartford Affirmative Action Plan, MWBE hiring and

675 living wage mandates; and

676

677 **Whereas,** The subject properties are located in the Downtown North area, one of the ten

678 Transformative Project Areas identified in the POCD; it is envisioned as “the

679 gateway from downtown to North Main and Albany Avenues, ensur[ing] that Clay

680 Arsenal benefits from amenities and opportunities that follow”; and

681

682 **Whereas,** The subject properties are also located in the Arrowhead Gateway Small Area Plan

683 and Corridor Study; and

684

685 **Whereas,** The role of the Planning & Zoning Commission in an 8-24 review is primarily to

686 determine whether the municipal improvement will be completed in a manner

687 consistent with the comprehensive plan of development; and

688

689 **Whereas,** The proposed project would help further several goals stated in the Plan of

690 Conservation & Development, namely: build the ten transformative project areas,
691 including the Downtown North Transformative Project Area (Grow400), encourage
692 infill development (Grow400), strengthen and focus commercial development at
693 specific nodes and corridors (Grow400), include workforce set-aside for public
694 projects (Grow400), build 5,000 new housing units (Live400), ensure there is quality
695 affordable housing in nearly every neighborhood (Live400), and protect and enhance
696 Hartford’s historic heritage (Play400); and

697
698 Now therefore Be It

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700 **Resolved,** The City of Hartford Planning & Zoning Commission hereby recommends/~~does not~~
701 ~~recommen~~d approval of the transfer of the following four city-owned properties to
702 Gateway Developers LLC, per referral from the Court of Common Council on
703 August 8, 2022 and per the terms outlined in the Arrowhead Purchase and Sale
704 Agreement:

- 705 • 1355 Main Street (parcel ID: 244-288-094; zoned DT-3; located in the
706 Downtown North National Historic District);
- 707 • 1359 Main Street (parcel ID: 244-288-095; zoned DT-3; located in the
708 Downtown North National Historic District);
- 709 • 522 Ann Uccello Street (parcel ID: 244-288-061; zoned NX-1; no historic
710 designation)
- 711 • 532 Ann Uccello Street (parcel ID: 244-288-060; zoned NX-1; no historic
712 designation).

713
714 Be It Further,

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716 **Resolved,** This 13th day of September, 2022.

717
718 **VII. NEW BUSINESS**

- 719 a. 333 Homestead Ave – Temporary Use Update from I. Charles Mathews and Salvation
720 Army Representative

721
722 Item was postponed to the 9/27/22 PZC Meeting.

- 723
724 b. South Branch Park River Trail Presentation
725 Mr. Travis Ewen from Stantec provided a presentation on the South Branch Park
726 River Trail proposed design and existing conditions.

727
728 Chair Josye Utick asked about the number of current users versus projected. Mr,
729 Travis Ewen stated it was difficult to pinpoint, but they had overwhelming support
730 from community members.

- 731
732 c. Resignation of Commissioner Andres Jimenez-Franck

733
734 Chair Josye Utick thanked Commissioner Andres Jimenez-Franck for his service on
735 the Commission.

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- d. Director’s Report
 - i. Town of Wethersfield Application Referral
Director Aimee Chambers noted they received a notice for a Planning & Zoning Commission application from Wethersfield.
- e. Chair’s Report
Chair Josye asked for an update from Commissioner Gary Bazzano, CRCOG representative, who noted that they had a Health and Housing Meeting on the 28th.

VIII. ADJOURNMENT

Commissioner Gary Bazzano made a **MOTION** to adjourn the meeting, **SECONDED** by Commissioner Jonathan Harding and the meeting was adjourned at 11:28p.m.

Respectfully Submitted by:
Paige Berschet, Administrative Assistant

DRAFT