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Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, September 27, 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 September 27, 2022
 - b. Minutes for September 13, 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. **282 Washington St** - Special Permit for a Campus Overlay Master Plan for the Connecticut Children’s Medical Center, located within the Hartford Hospital campus per Section 1.3.4 and Section 5.1.2.A of the Zoning Regulations. Owner: Hartford Hospital; Applicant: Connecticut Children’s c/o Jamie Bratt. Anticipated Public Hearing Date: October 11, 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. **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 accessories to establish a 4-month temporary and limited moratorium. Application Received Date: August 23, 2022. Open Hearing Deadline: October 27, 2022.
 - c. **1550 Albany Ave** – Special Permit for a revision to the Campus Overlay Master Plan for the Village at Park River (Westbrook Village) per Section 1.3.4 and Section 5.1.2.A of the Zoning Regulations. Owner: Housing Authority of the City of Hartford; Applicant: Pennrose. LLC c/o Rio Sacchetti. Open Hearing Deadline: November 17, 2022. Open Hearing Deadline: November 17, 2022.

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- d. **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. Open Hearing Deadline: November 17, 2022.
- e. **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.

V. Public Hearings

- 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. Open Hearing Deadline: November 17, 2022.
- b. **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: November 19, 2022 (Applicant granted extension).*
- c. **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.
- d. **POSTPONED to 10/11/22 - 100 Pearl St** – Request for a Special Permit for dynamic display signage per Section 8.12.3 and a Special Permit for deviations from the Zoning Regulations’ sign chapter for Downtown signage per Section 8.1.3.E, for a property located at 100 Pearl Street zoned DT-3 Downtown district – pursuant to 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.
- e. **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.

VI. New Business

- a. 333 Homestead Ave – Temporary Use Update from I. Charles Mathews and Salvation Army Representative
- b. **Draft Affordable Housing Plan** – Public hearing regarding the City of Hartford Draft Affordable Housing Plan, which was prepared to satisfy the requirements of Connecticut General Statutes Section 8-30j. The Draft Plan was posted on the City’s website 35 days prior to the first scheduled public hearing (October 11, 2022), as required by Section 8-30j(b).
- c. Director’s Report
- d. Chair’s Report

VII. Adjournment

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