



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

DRAFT MINUTES

October 25, 2022

The Planning & Zoning Commission held a Virtual Regular Meeting at 6:00 p.m. on Tuesday, October 25, 2022.

Attendance

Present: Chair Josye Utick, Commissioners Gary Bazzano, Aaron Gill, Jonathan Harding, and David McKinley, and Alternate Commissioner Juliana Garcia-Urbe (6:10p.m.).

Absent: Alternate Commissioner Guy Neumann, and Raul Irizarry.

Staff Present: Aimee Chambers, Evelyne St-Louis, Grace Yi, 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 6:01p.m.

II. APPROVAL OF

a. Agenda for October 25, 2022

Commissioner Jonathan Harding made a **MOTION** to **APPROVE** the agenda as presented, **SECONDED** by Commissioner Gary Bazzano. The agenda was approved by a vote of **5-0**.

b. Minutes for September 27, 2022 and October 11, 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>

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. **POSTPONED to 11/22/22 - Proposed Moratorium on Smoking Places and Smoke Shops** - PZC-Initiated Amendment to Section 3.3.5.N on Smoking Places and Section

48 3.3.4.A on retail shops that sell smoking accessories to establish a 4-month temporary
49 and limited moratorium. Application Received Date: August 23, 2022. Open Hearing
50 Deadline: December 31, 2022.

- 51 b. **165 Brainard Rd** – Request for Special Permits for a Cannabis Cultivator, Product
52 Manufacturer, Food and Beverage Manufacturer, and Product Packager per Figure 3.2-A
53 and Section 1.3.4 and Site Plan Review. Owner: DM Realty Partners, LLC; Applicant:
54 Insa CT, LLC c/o Steve Reilly. Anticipated Public Hearing Date: November 8, 2022.
55 c. **167 Brainard Rd** – Request for Special Permits for a Cannabis Hybrid Retailer per
56 Figure 3.2-A and Section 1.3.4 and Site Plan Review. Owner: 167 Brainard Road, LLC;
57 Applicant: Insa CT Retail I, LLC c/o Steve Reilly. Anticipated Public Hearing Date:
58 November 8, 2022.
59

60 **V. PUBLIC HEARINGS**

- 61 a. **WITHDRAWN - 88 Wooster St** – A request for a Zone Map Amendment from NX-1,
62 Neighborhood Mix district, to NX-1 with the Campus Overlay per Section 1.3.5; and, a
63 request for a Special Permit for a Master Plan pursuant to Section 5.1.2.A and Section
64 1.3.4 of Hartford’s Zoning Regulations, for the proposed redevelopment of Mary
65 Shepard Place. Owner: Housing Authority – City of Hartford; Applicant: Elisa Hobbs.
66 Application Received Date: September 13, 2022. Open Hearing Deadline: November
67 17, 2022.
68
69 b. **145 Newfield Ave** – Request for a Special Permit for a proposed Accessory Outdoor
70 Café associated with a Drinking Place per Section 3.5.2.D and Section 1.3.4 of
71 Hartford’s Zoning Regulations. Owner & Applicant: 133-145 Newfield Avenue LLC c/o
72 Jerry Farrell Jr. Application Received Date: July 12, 2022. Open Hearing Deadline:
73 November 19, 2022.
74

75 Alternate Commissioner Juliana Garcia-Urbe arrived and was seated by Chair Josye
76 Utick.
77

78 Director Aimee Chambers presented the staff report.
79

80 The applicant, Jerry Farrell, was present and stated that they would like to continue the
81 item to the November 22nd Meeting, so they could address the security and noise
82 mitigation plan concerns. He noted they had challenges getting quotes for items like
83 security cameras and lighting.
84

85 Commissioners raised concerns that there were simple questions that were still
86 unanswered like their hours of operation and food menu, and that there were numerous
87 police calls and incidents at the site.
88

89 The building owner, Mr. Costa, stated they were working with the business operator and
90 the Police Department to address the concerns. He noted that food was served all times
91 alcohol was served, they planned to install more lighting in the parking lot, and that the
92 operator did have security staff but would ask for assistance from the Police when the
93 club was open.

94
95 Officer Hodzic was present and noted that he had met with Mr. Costa and the business
96 operator, but still had the same issues and that the club continued to operate past 2am.
97 He noted concerns that if they expanded to the exterior there would be increased public
98 safety and noise concerns.
99

100 Alyssa Peterson, Grandview Terrace resident, was present and stated she did not
101 appreciate a lot of the Police Department resources getting pulled to this business and
102 similar establishments because of their inability to address security concerns. She
103 encouraged the applicant to withdraw and reapply once they were able to address the
104 operations concerns.
105

106 Commissioners agreed to allow the applicant a continuation to the November 22nd
107 Planning & Zoning Commission Meeting.
108

109 **VI. NEW BUSINESS**

110 a. **333 Homestead Ave – Temporary Use Update**

111 Director Aimee Chambers shared a letter from the Salvation Army.
112

113 b. **2023 Draft Meeting Schedule**

114 Commissioners discussed whether the meetings should be virtual, in-person, or hybrid.
115 Commissioners agreed that a virtual option for community members should be
116 maintained, and that they should wait until all technology functions well before they
117 hold hybrid meetings.
118

119 Commissioner Gary Bazzano made a **MOTION** to **APPROVE** the 2023 Draft Meeting
120 Schedule with the amendment that meetings would be held virtually January through
121 April, and the meeting location was to be determined May through December,
122 **SECONDED** by Commissioner Jonathan Harding. The motion passed by a vote of **6-0**.
123

124 c. **Director's Report**

125 Director Aimee Chambers shared the referral from West Hartford for a proposed
126 Cannabis Retailer at 1037 Boulevard, not subject to public hearing, and wanted to see if
127 the Commission had any input.
128

129 Commissioner Jonathan Harding noted that the intersection was a bit difficult for car
130 and pedestrian movement, but noted they should be able to address this. Commissioner
131 Juliana Garcia-Urbe stated that the proposal should be shared with the
132 neighborhood/public. Director Aimee Chambers noted she thought the state required a
133 Special Permit for Cannabis uses, but may have changed.
134

135 Senior Planner, Grace Yi, provided a Complete Streets Update to the Commissioners,
136 noting the meeting recording was available online. She shared ongoing traffic calming
137 installations across the City including a mini island and bump outs added along Granby
138 and Lyme, a road diet and bicycle facilities to be incorporated along Asylum Avenue,
139 and striping improvements on Church, Allyn, Main, Babcock/Affleck.

140 Grace Yi shared Bartholomew Ave construction was underway, and the North Main
141 Street and Farmington Ave designs were almost wrapped up. She shared the City was
142 working with NPS on examining trail connectivity in Keney Park, and that the last
143 DominGO Hartford of the year was the previous Sunday.

144 Grace Yi noted two volunteers expressed interest in participating the PZC Complete
145 Streets Fund subcommittee, and that City staff would connect with the PZC chair on
146 additional participants.

147 **d. Chair's Report**

148 No report.

149

150 **VII. ADJOURNMENT**

151 Commissioner Gary Bazzano made a **MOTION** to adjourn the meeting, **SECONDED** by
152 Commissioner David McKinley and the meeting was adjourned at 7:53p.m.

153

154 **Respectfully Submitted by:**

155 **Paige Berschet, Administrative Assistant**