



LUKE BRONIN  
MAYOR

# CITY OF HARTFORD

## DEPARTMENT OF DEVELOPMENT SERVICES

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### Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, November 22, 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 November 22, 2022
  - b. Minutes for October 25, 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. **Zoning Text Amendments** – Proposed Changes to Various Sections of the Zoning Regulations. Applicant: City of Hartford. Anticipated Public Hearing Date: December 13, 2022.
  - b. **282 Washington St** – Site Plan for Connecticut Children’s Hospital Tower Addition. Owner: Hartford Hospital; Applicant: Connecticut Children’s Medical Center c/o Jamie Bratt. Anticipated Non-Public Hearing Date (*Per request of PZC*): December 13, 2022.
  - c. **1212 Main St** - Special permit for proposed signage at 1212 Main Street, zoned DT-3, Downtown District, pursuant to Section 8.1.3.E and Section 1.3.4 of Hartford’s Zoning Regulations. Owner: City of Hartford; Applicant: John Malagisi, Sign Design Inc. Anticipated Public Hearing Date: December 13, 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  - a. **WITHDRAWN - Proposed Moratorium on Smoking Places and Smoke Shops** - PZC-Initiated Amendment to Section 3.3.5.N on Smoking Places and Section 3.3.4.A on retail shops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: December 31, 2022.
- V. Public Hearings
  - a. **WITHDRAWN - 145 Newfield Ave** – Request for a Special Permit for a proposed Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D and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.

- b. **165 Brainard Rd** – Request for Special Permits for a Cannabis Cultivator, Product Manufacturer, Food and Beverage Manufacturer, and Product Packager per Figure 3.2-A and Section 1.3.4 and Site Plan Review. Owner: DM Realty Partners, LLC; Applicant: Insa CT, LLC c/o Steve Reilly.
- c. **167 Brainard Rd** – Request for Special Permits for a Cannabis Hybrid Retailer per Figure 3.2-A and Section 1.3.4 and Site Plan Review. Owner: 167 Brainard Road, LLC; Applicant: Insa CT Retail I, LLC c/o Steve Reilly.

VI. Non-Public Hearings

- a. **888 Tower Avenue & 890 Tower Avenue** - Request for a Lot Combination of two adjacent parcels zoned N-4-1 pursuant to Hartford's Zoning Regulations and Hartford's Subdivision Regulations. Owner: Carolyn Phang Chen; Applicant: Kymothy Rochester, Oswald Blint Surveying.
- b. **50 Enfield Street & 52-56 Enfield Street** - Request for a Lot Combination of two adjacent parcels zoned NX-2 pursuant to Hartford's Zoning Regulations and Hartford's Subdivision Regulations. Owner: Uton Blake Home Improvement Services LLC; Applicant: Kymothy Rochester, Oswald Blint Surveying.

**Regular Meeting of the Inland Wetlands and Watercourses Commission**

VII. Public Hearings

- a. **WITHDRAWN - 165 Brainard Rd & 167 Brainard Rd** – Request for Inland Wetlands and Watercourses permit to conduct regulated activity in the upland review area located on the north and west sides of the subject properties to redevelop the existing commercial site pursuant to sections 4.3 and 6.1 of the City of Hartford Inland Wetlands and Watercourses Regulations. Owners: (165 Brainard Rd) DM Realty Partners I, LLC; (167 Brainard RD) 167 Brainard Road, LLC. Applicants: Insa CT, LLC; Insa CT Retail I, LLC c/o Steve Reilly. (*Application can be administratively reviewed*).

VIII. New Business

- a. Director's Report
- b. Chair's Report

IX. Adjournment

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