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

**DRAFT MINUTES**  
November 22, 2022

The Planning & Zoning Commission held a Virtual Regular Meeting at 6:00 p.m. on Tuesday, November 22, 2022.

**Attendance**

**Present:** Chair Josye Utick, Commissioners Gary Bazzano, Aaron Gill, Jonathan Harding, and David McKinley.

**Absent:** Alternate Commissioners Juliana Garcia-Uribe, Guy Neumann, 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 6:00p.m.

**II. APPROVAL OF**

a. Agenda for November 22, 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 **5-0**.

b. Minutes for October 25, 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. **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

48 Regulations. Owner: City of Hartford; Applicant: John Malagisi, Sign Design Inc.  
49 Anticipated Public Hearing Date: December 13, 2022.

50  
51 **IV. APPLICATIONS CARRIED FORWARD**

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

- 55 a. **WITHDRAWN - Proposed Moratorium on Smoking Places and Smoke Shops** -  
56 PZC-Initiated Amendment to Section 3.3.5.N on Smoking Places and Section 3.3.4.A on  
57 retail shops that sell smoking accessories to establish a 4-month temporary and limited  
58 moratorium. Application Received Date: August 23, 2022. Open Hearing Deadline:  
59 December 31, 2022.

60  
61 **V. PUBLIC HEARINGS**

- 62 a. **WITHDRAWN - 145 Newfield Ave** – Request for a Special Permit for a proposed  
63 Accessory Outdoor Café associated with a Drinking Place per Section 3.5.2.D and  
64 Section 1.3.4 of Hartford’s Zoning Regulations. Owner & Applicant: 133-145 Newfield  
65 Avenue LLC c/o Jerry Farrell Jr.  
66  
67 b. **165 Brainard Rd** – Request for Special Permits for a Cannabis Cultivator, Product  
68 Manufacturer, Food and Beverage Manufacturer, and Product Packager per Figure 3.2-A  
69 and Section 1.3.4 and Site Plan Review. Owner: DM Realty Partners, LLC; Applicant:  
70 Insa CT, LLC c/o Steve Reilly.

71  
72 Director Aimee Chambers presented the staff report for 165 and 167 Brainard Rd and  
73 noted that conditions 2 and 3 were likely addressed by the applicant with updated plans.

74  
75 Members of the applicant team including Mr. Al Hanscom, Mr. Joe Hammer, Mr. Steve  
76 Reilly, Mr. Brian Hammond, Ms. Ann Jackson, and Mr. Nick Amanti were present.

77  
78 Mr. Al Hanscom noted some of the site changes including stormwater improvements,  
79 landscaping and tree plantings, parking lot changes, and the addition of bike racks and  
80 EV chargers. He stated that the curb cuts would need resolved/reviewed with DPW and  
81 that they would review their security plan with HPD.

82  
83 Commissioner Gary Bazzano asked about the truck size and movement through the site.  
84 Mr. Steve Reilly stated that it would be mostly sprinter vans for deliveries, and some  
85 box trucks.

86  
87 Commissioner Aaron Gill asked how many employees they would have on site at any  
88 time, and if 200 parking spaces were necessary. He noted that he would recommend  
89 some covered bike parking options and a physical barrier of some sort at the front  
90 crosswalk.

91  
92 Mr. Steve Reilly stated it would be a phased approach, but they anticipated 75-100  
93 employees on-site at the height of the development. He stated the parking at the front

94 was necessary for customers. He stated they wanted to have some parking flexibility  
95 because they were unsure what the volume of traffic would be, and had limited options  
96 within the rear easement. He noted they would discuss the proposed changes within the  
97 easement with the utility companies once they obtained approval.  
98

99 Director Aimee Chambers read public comments from Ms. Alyssa Peterson in  
100 opposition to the proposal, and Councilwoman Rosetti in support of the proposal into the  
101 record.  
102

103 Ms. Alyssa Peterson was present and stated she was not supportive of the co-location of  
104 retail and cultivation noting it would hurt the competitiveness of other cannabis  
105 businesses in Hartford.  
106

107 Ms. Hyacinth Yennie, MARG NRZ Chair, stated she had concerns about the proposed  
108 retail and cultivation uses together.  
109

110 Mr. Steve Reilly stated they were a social equity applicant, and that the Zoning  
111 Regulations and state statute allowed for co-location of retail and cultivation. He noted  
112 they also worked with other cultivators to sell their products in their retail stores.  
113

114 Public comment was closed.  
115

116 Commissioner Jonathan Harding stated he had no issue with the co-location of the retail  
117 and cultivation uses. He stated the applicant should be able to meet the tree canopy  
118 requirement, and should explore landscaped islands in the easement area with CLMP.  
119

120 Commissioner Aaron Gill made a **MOTION** to **APPROVE** the request with conditions  
121 as amended, **SECONDED** by Commissioner Gary Bazzano. The motion passed by a  
122 vote of **5-0**.  
123

124 **CITY OF HARTFORD**  
125 **PLANNING & ZONING COMMISSION RESOLUTION**  
126 **165 & 167 BRAINARD ROAD**

127 **SPECIAL PERMITS AND SITE PLAN FOR ADULT USE CANNABIS RELATED USES**  
128

129 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and  
130 attached documents regarding the request for Special Permits and Site Plan for adult  
131 use cannabis hybrid retailer, cannabis cultivation, cannabis product manufacturing,  
132 cannabis food and beverage manufacturing, and cannabis product packaging per  
133 Section 1.3.4 and Section 3.3.10 of the Zoning Regulations; and  
134

135 **Whereas,** Section 3.3.10.C requires that all Adult Use Cannabis Retailers meet certain  
136 dispersion requirements unless they are in a DT, Downtown district, and operate  
137 only during specific operating hours; and  
138

139 **Whereas,** The subject property is located in the ID-1, Industrial district and is located more

140 than 1,500 feet from any other adult use cannabis use or school/civic assembly use;  
141 and

142  
143 **Whereas,** The proposed uses will be located within workshop/warehouse buildings; and

144  
145 **Whereas,** The proposed Adult Use Cannabis Retailer meets all of the basic requirements of the  
146 Zoning Regulations; and

147  
148 **Whereas,** The Plan of Conservation & Development, specifically the Grow400 element  
149 identifies goals that encourage entrepreneurship in innovative industries; and

150  
151 **Whereas,** The cannabis industry is considered a new, burgeoning, innovative industry; and

152  
153 **Whereas,** The proposed Adult Use Cannabis Retailer could become a destination retail use  
154 thereby increasing local tourism consistent with the Play400, Tourism goal within  
155 the POCD; and

156  
157 **Whereas,** The proposed Adult Use Cannabis Retailer use is generally consistent with the  
158 POCD; and

159  
160 Now therefore Be It

161  
162 **Resolved,** The City of Hartford Planning & Zoning Commission hereby ~~denies~~/approves the  
163 request for Special Permits and Site Plan for adult use cannabis hybrid retailer,  
164 cannabis cultivation, cannabis product manufacturing, cannabis food and beverage  
165 manufacturing, and cannabis product packaging per Section 1.3.4 and Section 3.3.10  
166 of the Zoning Regulations:

- 167 1. If at any time in the future it is determined that an odor nuisance  
168 has developed as a result of adult use cannabis use, the proprietor  
169 shall work with the city to eliminate the nuisance; including the  
170 installation of additional odor elimination mechanisms.
- 171 2. The site plan shall be brought into compliance with Ch.6 & 7 of  
172 the Zoning Regulations.
- 173 3. ~~The parking shall be removed from the right of way in favor of a~~  
174 ~~sidewalk with street trees to be reviewed and approved by DPW.~~
- 175 **4. The western most row of parking, the western most drive**  
176 **lane, and the next western most row of parking shall be**  
177 **removed from the site plan.**
- 178 **5. The driveway width shall be narrowed to a width acceptable**  
179 **by DPW.**
- 180 **6. Physical barriers shall be added on both sides of the on-site**  
181 **crosswalk to prohibit parking.**

182  
183 Be It Further,

184  
185 **Resolved,** This 22<sup>nd</sup> day of November, 2022.

- 186  
187 c. **167 Brainard Rd** – Request for Special Permits for a Cannabis Hybrid Retailer per  
188 Figure 3.2-A and Section 1.3.4 and Site Plan Review. Owner: 167 Brainard Road, LLC;  
189 Applicant: Insa CT Retail I, LLC c/o Steve Reilly.

190  
191 Item discussed with 165 Brainard Rd.

192  
193 **VI. NON-PUBLIC HEARINGS**

- 194 a. **888 Tower Avenue & 890 Tower Avenue** - Request for a Lot Combination of two  
195 adjacent parcels zoned N-4-1 pursuant to Hartford's Zoning Regulations and Hartford's  
196 Subdivision Regulations. Owner: Carolyn Phang Chen; Applicant: Kymothy Rochester,  
197 Oswald Blint Surveying.

198  
199 Director Aimee Chambers presented the staff report.

200  
201 Commissioner Gary Bazzano made a **MOTION** to **APPROVE** the request as  
202 recommended, **SECONDED** by Commissioner David McKinley. The motion passed  
203 by a vote of **5-0**.

204  
205 **CITY OF HARTFORD**  
206 **PLANNING & ZONING COMMISSION RESOLUTION**  
207 **888 TOWER AVENUE & 890 TOWER AVENUE**  
208 **PROPOSED LOT COMBINATION**

209  
210 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the lot combination  
211 application requesting to combine two parcels at 888 Tower Avenue (parcel ID 148-  
212 036-147) and 890 Tower Avenue (parcel ID 148-036-146), per Hartford's Zoning  
213 Regulations and Subdivision Regulations; and

214  
215 **Whereas,** Per the Subdivision Regulations, the request to combine these two lots does not  
216 constitute a subdivision and therefore does not require a public hearing and can be  
217 reviewed administratively; and

218  
219 **Whereas,** The subject properties are zoned N-4-1, Neighborhood District; and

220  
221 **Whereas,** The subject properties do not currently have any historic designation; and

222  
223 **Whereas,** The subject properties are currently owned by the same property owner; and

224  
225 **Whereas,** The property at 888 Tower Avenue is a vacant 0.12-acre parcel with a front lot width  
226 of 32.5 ft; the property at 890 Tower Avenue is a 0.18-acre parcel with a front lot  
227 width of 50 ft that is occupied by a House Type C Building Type as defined in  
228 Section 4.16 of the Zoning Regulations; and

229  
230 **Whereas,** The proposed combined lot would measure 0.30 acres and have a lot width of 82.5  
231 ft; and

- 232
- 233 **Whereas,** The proposed lot combination would render the front lot line coverage of the
- 234 existing structure nonconforming; it is currently 70% (conforming) and would be
- 235 reduced to 52% (nonconforming). A minimum of 65% is required for the House
- 236 Type C building type; and
- 237
- 238 **Whereas,** The proposed lot combination would eliminate the nonconforming lot width of the
- 239 888 Tower Avenue parcel; it is currently 32.5 ft whereas a minimum of 40 ft is
- 240 required; and
- 241
- 242 **Whereas,** The proposed lot combination would eliminate the primary structure's
- 243 nonconforming side setback; the easterly side setback is currently 5.2 ft, whereas 7.5
- 244 ft is required; and
- 245
- 246 **Whereas,** As proposed, the combined lot could feasibly accommodate redevelopment in
- 247 accordance with the Zoning Regulations; and
- 248
- 249 **Whereas,** The requested lot combination is not inconsistent with the Plan of Conservation and
- 250 Development (POCD); and

251  
252 Now therefore Be It

253

254 **Resolved,** The City of Hartford Planning & Zoning Commission hereby ~~denies~~/approves the lot

255 combination application requesting to combine 888 Tower Avenue (parcel ID 148-

256 036-147) and 890 Tower Avenue (parcel ID 148-036-146), per Hartford's Zoning

257 Regulations and Subdivision Regulations, as shown on plans prepared by Oswald

258 Blint Surveying last revised November 9, 2022, with the following conditions of

259 approval:

- 260 1. All outstanding taxes associated with the subject properties shall be paid prior
- 261 to final approval of the lot combination.
- 262 2. The applicant shall submit a mylar of the proposed lot combination and pay
- 263 the required recordation fee for this application type.

264  
265 Be It Further,

266

267 **Resolved,** This 22<sup>nd</sup> day of November, 2022.

- 268
- 269 b. **50 Enfield Street & 52-56 Enfield Street** - Request for a Lot Combination of two
- 270 adjacent parcels zoned NX-2 pursuant to Hartford's Zoning Regulations and Hartford's
- 271 Subdivision Regulations. Owner: Uton Blake Home Improvement Services LLC;
- 272 Applicant: Kymothy Rochester, Oswald Blint Surveying.

273

274 Director Aimee Chambers presented the staff report.

275

276 Commissioner Gary Bazzano made a **MOTION** to **APPROVE** the request as  
277 recommended, **SECONDED** by Commissioner David McKinley. The motion passed  
278 by a vote of **5-0**.  
279

280 **CITY OF HARTFORD**  
281 **PLANNING & ZONING COMMISSION RESOLUTION**  
282 **50 ENFIELD STREET & 52-56 ENFIELD STREET**  
283 **PROPOSED LOT COMBINATION**  
284

- 285 **Whereas,** The City of Hartford Planning & Zoning Commission reviewed the lot combination  
286 application requesting to combine two parcels at 50 Enfield Street (parcel ID 219-  
287 221-131 and) and 52-56 Enfield Street (parcel ID 219-221-130), per Hartford’s  
288 Zoning Regulations and Subdivision Regulations; and  
289
- 290 **Whereas,** Per the Subdivision Regulations, the request to combine these two lots does not  
291 constitute a subdivision and therefore does not require a public hearing and can be  
292 reviewed administratively; and  
293
- 294 **Whereas,** The subject properties are zoned NX-2, Neighborhood Mix District; and  
295
- 296 **Whereas,** The subject properties do not currently have any historic designation; and  
297
- 298 **Whereas,** The subject properties are currently owned by the same property owner; and  
299
- 300 **Whereas,** The property at 50 Enfield Street is a vacant 0.15-acre parcel with a front lot width  
301 of 57 feet; the property at 52-56 Enfield Street is a 0.14-acre parcel with a front lot  
302 width of 60.5 feet; and  
303
- 304 **Whereas,** An existing House Type B building, with a two-unit dwelling use, currently occupies  
305 the 52-56 Enfield Street parcel, but also encroaches significantly onto the abutting  
306 parcel at 50 Enfield Street; and  
307
- 308 **Whereas,** A 30” MDC-owned sanitary sewer line and associated 40-foot easement run  
309 diagonally across the properties; the MDC provided drawings confirming the  
310 location of the sewer and easement, and stated verbally that no buildings are  
311 permitted over the easement area, although note that the original easement  
312 agreement language could not be obtained by the applicant (a licensed surveyor) or  
313 by the MDC; and  
314
- 315 **Whereas,** The proposed combined lot would measure 0.29 acres and have a lot width of 117.5  
316 ft; and  
317
- 318 **Whereas,** The proposed lot combination would render the front lot line coverage of the  
319 existing structure nonconforming; it is currently 78% (conforming) and would be  
320 reduced to 46% (nonconforming). A minimum of 75% is required for the House  
321 Type B building type; and

- 322  
323 **Whereas,** As proposed, the newly combined lot would have two driveways, whereas only one  
324 driveway is permitted for the House Type B building type; and  
325
- 326 **Whereas,** The proposed lot combination would eliminate the nonconforming encroachment of  
327 the primary structure onto the abutting parcel and would also eliminate the  
328 structure’s nonconforming side setback; and  
329
- 330 **Whereas,** Redevelopment, in accordance with the Zoning Regulations, of either the existing 50  
331 Enfield Street parcel or of the combined lot as proposed would be significantly  
332 constrained by the easement; and  
333
- 334 **Whereas,** The requested lot combination is not inconsistent with the Plan of Conservation and  
335 Development (POCD); and  
336
- 337 Now therefore Be It  
338
- 339 **Resolved,** The City of Hartford Planning & Zoning Commission hereby ~~denies~~/approves the lot  
340 combination application requesting to combine two parcels at 50 Enfield Street  
341 (parcel ID 219-221-131 and) and 52-56 Enfield Street (parcel ID 219-221-130), per  
342 Hartford’s Zoning Regulations and Subdivision Regulations, as shown on plans  
343 prepared by Oswald Blint Surveying last revised November 9, 2022, with the  
344 following conditions of approval:  
345 1. All outstanding taxes associated with the subject properties shall be paid prior  
346 to final approval of the lot combination.  
347 2. The applicant shall submit a mylar of the proposed lot combination and pay  
348 the required recordation fee for this application type.  
349

350 Be It Further,  
351

352 **Resolved,** This 22<sup>nd</sup> day of November, 2022.  
353

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

#### 355 **VII. Public Hearings**

- 357 a. **WITHDRAWN - 165 Brainard Rd & 167 Brainard Rd** – Request for Inland  
358 Wetlands and Watercourses permit to conduct regulated activity in the upland review  
359 area located on the north and west sides of the subject properties to redevelop the  
360 existing commercial site pursuant to sections 4.3 and 6.1 of the City of Hartford Inland  
361 Wetlands and Watercourses Regulations. Owners: (165 Brainard Rd) DM Realty  
362 Partners I, LLC; (167 Brainard RD) 167 Brainard Road, LLC. Applicants: Insa CT,  
363 LLC; Insa CT Retail I, LLC c/o Steve Reilly. (*Application can be administratively  
364 reviewed*).  
365  
366  
367



368 **VIII. NEW BUSINESS**

369 a. **Director's Report**

370 No report.

371

372 b. **Chair's Report**

373 No report.

374

375 **IX. ADJOURNMENT**

376 Commissioner Gary Bazzano made a **MOTION** to adjourn the meeting, **SECONDED** by

377 Commissioner David McKinley and the meeting was adjourned at 8:05p.m.

378

379 **Respectfully Submitted by:**

380 **Paige Berschet, Administrative Assistant**

DRAFT