



LUKE BRONIN  
MAYOR

# CITY OF HARTFORD

## DEPARTMENT OF DEVELOPMENT SERVICES

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I CHARLES MATHEWS  
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ACTING PLANNING DIRECTOR

## Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, February 14, 2023 at 6:00 P.M.

Online: <https://tinyurl.com/PZC2ndTue>

Meeting number (access code): 2346 166 2087 | Meeting password: ddsPZC

OR Join by Phone: 408-418-9388, 2346 166 2087 # #

All application materials are available at <https://www.meetinginfo.org/groups/30>

### AGENDA

- I. Roll Call
- II. Approval of
  - a. Agenda for February 14, 2023
  - b. Minutes for January 24, 2023

### 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. **35 Lafayette Street and associated parcels at 152, 156, and 162 Oak Street (Lot Combination Pending)** – Request for a Special Permit and Site Plan Review for a new Substance Use Rehabilitation Clinic per Section 3.3.5.P and Section 1.3.4. Applicant: The Hartford Dispensary d/b/a Root Center for Advanced Recovery, c/o Andrea Gomes, Hinckley Allan. Property Owner: Courthouse Lenders, LLC. Open Hearing Deadline: April 20, 2023.
  - b. **510 Farmington Ave** – Request for a Special Permit for the Outdoor Market use per Section 3.3.3.G and Section 1.3.4. Applicant: Rebeca Quach. Owner: City of Hartford. Open Hearing Deadline: April 20, 2023.
- 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. **53 Benton Street** – Request for Special Permit for the Urban Farm use. Owner & Applicant: Hartford Land Bank. Application Received: Tuesday January 10, 2023. Open Hearing Deadline with extension: April 25, 2023.
  - b. **176 Clark Street** – Request for Special Permit for the Urban Farm use. Owner & Applicant: Hartford Land Bank. Application Received: Tuesday January 10, 2023. Open Hearing Deadline with extension: April 25, 2023.
  - c. **138 Irving Street** – Request for Special Permit for the Urban Farm use. Owner & Applicant: Hartford Land Bank. Application Received: Tuesday January 10, 2023. Open Hearing Deadline with extension: April 25, 2023.

- V. Public Hearings
  - a. **92 Weston Street** – Request for Special Permit for Adult Use Cannabis Hybrid Retailer. Owner: Freeport Realty V LLC. Applicant: Arrow Alternative Care Inc. c/o Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP. Application Received: Tuesday January 10, 2023.
  - b. **Citywide Parking Study** – Proposed adoption of citywide parking study completed by THA. Public Hearing Opened: Tuesday January 10, 2023.
  - c. **CONTINUED - Frog Hollow Neighborhood Plan** – Proposed adoption of the Northeast Neighborhood Plan completed by FHI Studio. Public Hearing Postponed to February 28, 2023.
  - d. **CONTINUED - Upper Albany Neighborhood Plan** – Proposed adoption of the Upper Albany Neighborhood Plan completed by Kounkuey Design Initiative. Public Hearing Postponed to February 28, 2023.
  - e. **CONTINUED - Northeast Neighborhood Plan** – Proposed adoption of the Frog Hollow Neighborhood Plan completed by Kounkuey Design Initiative. Public Hearing Postponed to March 28, 2023.
  - f. **WITHDRAWN - 330 New Park** – Request for resubdivision of the subject property per the Hartford Subdivision Regulations. Owner: DP 103 LLC. Applicant: Benesch Engineering. Open Hearing Deadline: February 16, 2023.
  
- VI. Non-Public Hearings
  
- VII. New Business
  - a. Capital Improvement Plan (CIP) Budget Presentation by Paul Drummey, Director of Capital Projects & Operations
  - b. Desegregate CT – Work Live Ride updates
  - c. Director’s Report
  - d. Chair’s Report

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

- VIII. 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. **200 Bloomfield Ave** – Request for Inland Wetlands and Watercourses Permit for the construction of a new Synthetic Running Track, Athletic Field, and Field Event Throwing Vectors at 200 Bloomfield Ave, zoned MX-2 with the Campus Overlay. Applicant: Christopher Dupuis, University of Hartford. Owner: University of Hartford. Open Hearing Deadline: April 20, 2023.
  
- IX. 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. **100 Leibert Rd** – Request for Inland Wetlands and Watercourses Permit to conduct regulated activity within the wetlands for construction and extension of a multi-use trail including turn around areas, vista areas and a precast concrete arch structure for the crossing of Meadow Brook pursuant to sections 4.3 and 6.1 of the City of Hartford Inland Wetlands and Watercourses Regulations. Owner: City of Hartford. Applicant: State of

CT Department of Transportation. Application Received Date: November 22, 2022. Open Hearing Deadline with 65-day extension: April 1, 2023.

X. Adjournment

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