



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

DRAFT MEETING MINUTES

May 23, 2023

The Planning & Zoning Commission held a Virtual Regular Meeting at 6:00 p.m. on
Tuesday, May 23, 2023.

Attendance

Present: Chair Josye Utick, Commissioners Gary Bazzano, Jonathan Harding, and David McKinley, and Alternate Commissioners Guy Neuman and Juliana Garcia-Uribe.

Absent: Commissioners Aaron Gill and Shanique Fenlator

Staff Present: Erin Howard, Attorney Rich Vassallo, Alexander Castro, Carlos Cruz, and Lea Dantz.

Regular Meeting of the Planning & Zoning Commission

I. Call to Order

Chair Utick called the meeting to order at 6:02 p.m.

II. Approval of

a. Agenda for May 23, 2023 – **APPROVED.**

Commissioner Harding made a **MOTION** to **APPROVE** the Agenda as presented, **SECONDED** by Commissioner McKinley. The Agenda was approved unanimously.

b. Minutes for May 9, 2023-**APPROVED**

Commissioner McKinley made a **MOTION** to **APPROVE** the Minutes with edits, **SECONDED** by Commissioner Neumann. The Agenda was approved by a vote of 5 yeas and 1 abstention.

Regular Meeting of the Inland Wetlands and Watercourses Commission

I. 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 Avenue**- 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. Application Received Date: May 23, 2023. Open Hearing Deadline: July 27, 2023. Tentative Hearing set for May 30, 2023.

- b. **1 Jewel Street**- Request for Inland Wetlands and Watercourses Permit to conduct regulated activity within the wetlands and upland review for the rehabilitation of Bushnell Park Pond pursuant to sections 4.3 and 6.1 of the City of Hartford Inland Wetlands and Watercourses Regulations. Owner: City of Hartford. Applicant: John McGrane. Application Received Date: May 23, 2023. Open Hearing Deadline: July 27, 2023. Tentative Hearing set for May 30, 2023.
- c. **185 West Service Road**- Request for Inland Wetlands and Watercourses Permit for modification to previously approved Special Permit site plan. Relocating drainage outlet to open swale on Weston Street. Owner: Ryder Truck Rental Inc.; Applicant: Hugo DeAyala. Application Received Date: May 16, 2023. Open Hearing Deadline: July 20, 2023.

II. Public Hearings

- a. **200 Bloomfield Avenue**- Request for Inland Wetlands and Watercourses Permit for the installation of a new natural gas line along an existing utility corridor to service the University of Hartford's campus fuel cell generation facility at 200 Bloomfield Ave, zoned MX-2 with the Campus Overlay. Applicant: Todd Berman, Avangrid Networks, Inc. Owner: University of Hartford.

Carlos Cruz, Zoning Enforcement Officer, presented the staff report and answered questions from Commissioners.

Chris Dupuis, University of Hartford, shared a presentation of the proposed project.

Jonathan Gould, Engineer for CNG, explained the engineering design process.

Commissioner Harding asked how low the line would need to go below the riverbed so as to not require permitting by DEEP. He also asked if there were any other places to tie in that were not on the Weaver HS campus, and if there was an option to run the line above ground instead of under the river that would be safer.

Kristen Connell, Attorney with Fuss & O'Neil, stated that they are here before us because the line is within the 100ft review area.

Jonathan Gould, Engineer for CNG, stated that these were the only two locations to tie the gas line in that would provide the proper pressure. He stated that from a structural standpoint there was not a safer option, and that drilling to run the line above ground could cause structural damage to the bridge. Additionally, he added that if there were a failure with the line it would be minimal and that the gas would ultimately dissipate into the atmosphere.

Vicki Gallon-Clark, resident of North Hartford, stated that no one has clearly defined what long-term impact might look like, and that looking at alternatives would be the most prudent thing to do if they cared for the community.

Beverly Hines, PTO President for Weaver High School, stated that they had been in communication with the University of Hartford and CNG when they learned about the project and had a lot of questions and concerns. They had a meeting set up for September of 2022, but it was abruptly canceled without notice, and there was no effort to re-schedule the meeting or to meet with the Blue Hills NRZ.

Angela Harris, Chair of GHAAA Health Equity and Environmental Justice Committee, stated that she understood the financial cost to run the line to the Cottage Grove Road location was more than running it to Weaver HS but at what cost to whom. The surrounding property owners were not notified of this project. She asked that the presentation given tonight be made public for

them to review since they haven't been communicating with the public. She asked about the type of pipe that would be used, and asked how can we trust them to tell us if there is a failure with the line if they can't be trusted to even meet with the public to tell them about the project.

Evelyn Green, resident, stated that they have already been impacted on Granby Street with poor water issues largely due to the poor maintenance of the river and wants to understand how this will impact that further. She noted that in the staff report there could be significant impacts to the inland wetland and watercourses and wanted to know what those impacts were.

Jonathan Gould, CNG, stated that the standard material used now for a high-pressure gas line is the high-density polyethylene, and is the same type as the line that already exists that they will be tying into.

Chris Dupuis, University of Hartford, stated that about a year ago CNG went to City Council to get a 200ft easement from Weaver HS, and the City ended up switching to a different City Council meeting for the approval process. Since the City took action before the September 2022 meeting, the meeting had been deemed unnecessary at the time. He also said that they would be happy to meet with the Principal of Weaver HS and the PTO to further explain the project.

Commissioner Neuman asked why all of this information wasn't shared with the community and why it stopped with the Department of Parks and Recreation.

Commissioner McKinley asked that because of the river's inability to handle water surcharge will the pipeline help or hurt this situation. Additionally, he asked from an environmental justice perspective, will there be any benefit to the community from this pipeline.

Chris Dupuis, University of Hartford, stated that where they are where they are breaking through ground they will be replacing like with like, so grass with grass and/or concrete with concrete and to the same elevations. He stated that because they would be going 10ft below the riverbed there will be no disturbance hydraulic capacity of the river, it is not going through wetlands it is going underneath wetlands. There is a benefit to the community in that the fuel cell is much cleaner in emissions than the current grid electricity. This will also take 1.4 megawatts of strain off of the current electrical grid.

Commissioner Harding asked whether current or future dredging would be impacted by the gas line.

Chris Dupuis, University of Hartford, stated that there are no plans for dredging that he knows of currently, and that should that happen at a future date the pipeline should not have an impact on that.

Commissioner McKinley made a **MOTION to CONTINUE** the public hearing, **SECONDED** by Commissioner Neumann. The motion was approved by a vote of 5 yeas and 1 recusal.

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. **185 West Service Road**-Request for a Special Permit for modification to previously approved Special Permit site plan to relocate drainage outlet to an open swale. Owner: Ryder Truck Rental Inc.; Applicant Hugo DeAyala. Open Hearing Deadline: July 20, 2023.
- b. **Text Amendment**-Proposed changes to Section 5.4.3 of the Zoning Regulations to allow cannabis retail use by special permit in the Connecticut River Overlay. Applicant: 306 Market Street, LLC. Anticipated Public Hearing: June 13, 2023 Public Hearing Deadline: July 12, 2023
- c. **Text Amendment**- Proposed changes to Section 1.5.5. of the Zoning Regulations to allow alterations and changes to nonconforming signs associated with lawfully established conforming uses. Applicant: Christopher Ramm. Public Hearing Deadline: July 15, 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. **10 State House Square**- Request for a Special Permit for Downtown Signage. Owner: MAC State Square LLC, Applicant: Kristine Braccidiferro. Application Received: April 11, 2023. Open Hearing Deadline: June 15, 2023
- b. **1055 Broad Street** – Request for Special Permit for the new installation of a telecommunication antenna array in a historic district per Section 4.20.7-I(M). Owner: RKR Realty LLC.; Applicant: Kenneth Baldwin. Open Hearing Deadline: July 13, 2023.
- c. **2543 Main Street**- Request for Special Permit for the installation of a monument Sign in the NX-2 Zone. Owner K&K LLC; Applicant: Angelo Palacios. Open Hearing Deadline: July 13, 2023.
- d. **450 Church Street** – Request for Special Permit for downtown signage per Section 1.3.4 and Section 8.1.3(E) of the Zoning Regulations. Owner: The Village for Families & Children Inc. ; Applicant: Amanda Pfeffer. Open Hearing Deadline: July 13, 2023.
- e. **53 Benton Street**– Request for Special Permit and site plan for an Urban Farm use. Owner & Applicant: Hartford Land Bank Inc. Open Hearing Deadline: July 13, 2023
- f. **176 Clark Street** – Request for Special Permit and site plan for an Urban Farm use. Owner & Applicant: Hartford Land Bank Inc. Open Hearing Deadline: July 13, 2023

V. Public Hearings

- a. **50 Williams Street**– Request for a Special Permit for a fence deviation per Sec.6.13.5 and Site Plan Review for parking lot improvements. Owner: City of Hartford Board of Education, Applicant: Frank Dellaripa. Application Receive March 14,2023. Public Hearing Deadline May 18, 2023.

Erin Howard, Acting Planning Director, stated that there were no updates to the staff report and read in a letter of support for the site plan from Jason Thody, Chief of Police.

Frank Dellaripa, City Engineer, stated that he was asked to help come up with a plan to increase security for the police parking area as well as increase the number of parking spots available. This plan will meet the demands for increased PAL activity as well as provide a safe place for individuals to park.

Dustin Rendock, Deputy Chief of Police, stated that 40,000 square feet of the building would be used for PAL and youth activities. The other 20,000 square feet would be for Police Academy training and in-service training for current officers to maintain their certification. There would be 12 fulltime employees, and when there is a Police Academy training taking place there are around 36 attendees. In the PAL program there are between 60-80 youth in attendance. He further stated that there would be marked and unmarked police vehicles at the location and due to the nature of their work police vehicles are often the subject of criminal mischief.

Commissioner Bazzano asked if there was parking available on the north side of the property, and if the parking on the southside of the property was dedicated to the school. He also asked if headquarters was fenced in as well.

Chair Utick asked how often the one-day trainings and high capacity events were taking place. She additionally asked if there had been any discussions with the school regarding shared parking or if each stayed to their own sides.

Commissioner McKinley asked if there was street parking available on the surrounding streets.

Chair Utick stated that since the City already had an excess of private lots, and that this ultimately created another. She asked that they explain the need to work at cross purposes with the what the City and Hartford Parking Authority stated what the needs of the City were.

Angela Harris, Chair of GHAAA Health Equity and Environmental Justice Committee, asked if there was outreach done to the residents that live directly across on Williams street.

Dennis Goderre, Freed Marcroft, stated that signs were posted on the property and written notice was given to the surrounding properties. He also stated that the front yard is where the street address is, so in this case it would be 50 Williams Street.

Wendy Nguyen stated that she was in favor of the application.

Commissioner Bazzano asked if the need for the height and curve at the top of the fence was also to prevent people from getting into the parking lot. He also asked how the gate would be operated.

Commissioner Neumann made a **MOTION to APPROVE** the special permit with conditions, **SECONDED** by Commissioner Harding. The motion was approved with a vote of 4 yeas and 2 nays.

**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
50 WILLIAMS STREET SPECIAL PERMIT FOR FENCE DEVIATION**

Whereas, The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Special Permit and Site Plan for a new 8-foot-tall security fence per Section 6.13.5 and Section 1.3.4; and

Whereas, The subject property is located in the MX-2, Multi-use Mix district at the property known as 75-85 Edwards street (AKA 50 Williams Street Parcel ID: 221-276-145; and

Whereas, The subject property is currently used for parking by the Police Athletic League; and

Whereas, The applicant has proposed to construct a 8 foot tall security fence and general parking improvements with landscaping, lighting and stormwater improvements as shown the plan set; and

Whereas, The proposed construction is tangentially consistent with the City of Hartford's Plan of Conservation Development (POCD); and

Whereas, The proposed development meets the requirements of the Hartford Zoning Regulations with the exception of the significant tree requirements of section 6.6.1; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby approves the request for a Special Permit for deviation from the fence height requirements pursuant to section 6.13.5 and Section 1.3.4 as shown on the aforementioned plans, subject to the following condition of approval:

1. The site plan approval shall be granted subject to staff approval.
2. The applicant shall receive approval from the City Forester for their landscape plan prior to staff approval of the site plan.

Be It Further,

Resolved, This 23rd day of May, 2023.

- b. **1115 Broad Street** – Request for a Special Permit for a fence deviation per Sec.6.13.5 to allow a higher fence height in the front yard. Applicant: Wendy Nguyen. Property Owner: Huong Son Meditation Temple, Inc. Application Received March 28,2023 Public Hearing Deadline: June 1, 2023.

Erin Howard, Acting Planning Director, stated that there had been no updates to the application.

Wendy Nguyen, member of the Huong Son Meditation Temple, stated that the fence and footing would help keep trash out of the area. The height of the fence would be 6ft 8in. including the 2ft footer. It would be in an L shape and end at the abutters fence. The tow outer pillars are 8ft and the two inner pillars are 10 feet. The gate on the corner of the lot would be symbolic and not functional. The pergola would be free standing at the entrance to the temple to provide protection from the elements as people are waiting to go into the temple.

Commissioner McKinley asked about the height of the fence because the schematic looks as though the fence is smaller than what was previously stated, and if this is to scale. He also asked what the height of the fence will be as the lawn does slope, so will it be different heights in different places.

Commissioner Harding asked if there had been conversations with contractor regarding how the fence would be kept level along the side of the property.

Commissioner Neumann asked if there had been a contractor identified for this project.

Commissioner Bazzano asked how long the fence would be and how they would keep it level.

Wendy Nguyen, member of the Huong Son Meditation Temple, stated that the aluminum scalloped fence was donated from a member and would go along Madison Avenue, and the rod iron fence that they got from the church would go along Broad Street. Members of the temple and volunteers would be installing the fence, and the 2ft footing would be made of poured concrete that they would do themselves as well.

Chair Utick all of the information we are speaking of was submitted in their plans because it seems like there is a lot of new information coming out about the materials being used and their intentions.

Commissioner Bazzano made a **MOTION to CONTINUE** the public hearing, **SECONDED** by Commissioner Harding. The motion was approved unanimously.

- c. **[POSTPONED] 532 Ann Uccello Street**- Request for Zone Map Change from NX-1 to DT-3. Owner: City of Hartford, Applicant: Daniel Jameson. Public Hearing Postponed to May 30, 2023
- d. **[POSTPONED] 525 & 529 Ann Uccello Street** – Request for Zone Map Change from NX-1 to DT-3. Owner: SGS 529 Ann Uccello LLC, Applicant: Daniel Jameson. Public Hearing Postponed to May 30, 2023
- e. **179 Allyn Street** - Request for Special Permit for to establish a drinking place Owner: 179 Allyn Street LLC, Applicant: Amin Bilal.

Alexander Castro, Junior Planner, presented the staff report and answered questions by commissioners.

Bilal Amin, Applicant, stated that the background music would only be on Friday and Saturday evenings from 8 p.m. till closing. They are also waiting for the building behind them to sell so that they can apply for an easement to be able to put in proper kitchen ventilation, so the hope is that this way of providing food is temporary until that can happen. When someone places an order at 179 Allyn The Russell will get a ticket, and the food will be put in to-go containers and brought over for the tables. They have agreed to have their kitchen open 7 days a week to meet the applicant's needs.

Commissioner Harding asked if the space was built out and how many months out would they be from opening.

Chair Utick asked how they are going to be providing food 7 days a week if The Russell isn't open 7 days. She also asked if soundproofing would be part of their plan.

Melissa Murphy, resident, is in favor of this application.

Rashard West, resident, is looking forward to there being more options to downtown and is in favor of the application.

Athena Murphy, resident, is excited for this new establishment to open and is in favor of this application.

Commissioner Bazzano asked if the kitchen was built already or if it still needed to be done.

Commissioner McKinley made a **MOTION to APPROVE** the application with one condition, **SECONDED** by Commissioner Bazzano. The motion was approved unanimously.

**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
179 ALLYN STREET
SPECIAL PERMIT FOR A DRINKING PLACE**

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Special Permit for a new drinking place/bar in the DT-3, Downtown zoning district, per Section 1.3.4 and Section 3.3.5.I; and
- Whereas,** The subject property is located in the DT-3, Downtown district; and
- Whereas,** Section 3.3.5.I requires that all Drinking Places within 200 feet of a residentially used property serve cooked food and receive a Special Permit; and
- Whereas,** The proposed drinking place is to be located on the first floor of an existing Downtown Storefront Building with the upper floors occupied by residential apartments; and
- Whereas,** The applicant has provided a menu for the drinking place that shows cooked food; and
- Whereas,** Should the applicant ever wish to include an outdoor patio for use by patrons of the drinking place another Special Permit application will be required; and
- Whereas,** The Plan of Conservation & Development states in its Play400 focus area that the City should make Hartford's culture more vibrant by marketing its restaurants and promoting its network of music venues and businesses; and
- Whereas,** The Plan of Conservation & Development states in its Grow400 focus are that the City

should support the local economy by encouraging entrepreneurship; and

Whereas, The Plan of Conservation & Development states in its Move400 focus area that the City shall transform Hartford's transport to increase pride and revive historic assets to better welcome visitors; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby approves the request for a Special Permit for a new drinking place/bar in the DT-3, Downtown zoning district, per Section 1.3.4 and Section 3.3.5.I. subject to the following conditions of approval:

1. The drinking place shall operate only at times when hot food service is available to its patrons.

Be It Further,

Resolved, This 23th day of May, 2023.

- f. **289 Washington Street and associated parcels (Lot Combination Pending)** - Request for Special Permit for the construction of a structured parking garage and an elevated pedestrian walkway connecting to 282 Washington Street (Connecticut Children's) across 5 Lincoln Street (owner: Lincoln Realty, LLC), 7 Lincoln Street (owner: Seven Lincoln, LLC), 11 Lincoln Street aka 11-13 Lincoln Street (owner: Indira T Googe, Trustee), 15 Lincoln Street (owner: Lloyd A. McKain) , 17 Lincoln Street (owner: Manuela Reyes), 295 Washington Street (owner: JND Building & Realty Co LLC), 289 Washington Street (owner: Lincoln Realty, LLC). Applicant: Larry Stubbs.

Alexander Castro, Junior Planner, presented the staff report.

Erin Howard, Acting Planning Director, read a letter of support that just came in for the record.

Commissioner Harding asked if parking would be available to residents on trash removal days as well as snow days.

Karri May, CCMC, gave a presentation of the proposed Washington & Lincoln Garage.

Jamie Bratt, Fuss & O'Neil, also presented information on the proposed garage.

Brandon Schrenker, Walker Consultants, spoke about the intentional design of the garage.

Mary Falvey, Hartford Preservation Alliance, stated that HPA is not in favor of the garage as they think isn't compatible with the historic district. She also stated that the map of what they said they envisioned there doesn't cross over into the residential area and doesn't go further west than the lots on Washington Street. She also pointed out that CCMC stated

that this garage was for patients and their families but 74% of the spaces would be going to staff.

Carey Shea, co-chair of Frog Hollow NRZ, stated that initially they were not in support of the application but after working with CCMC they were able to come to enthusiastically support the garage.

Chair Utick asked if the applicant team had conducted any elevation studies of be wiling to provide them.

Commissioner McKinley asked for a clarification about the relationship with LAZ and the hospital. He stated that CCMC said the parking garage and walkway were a must have but that construction on the tower had begun, and asked that their plan was if the parking garage wasn't approved. He also asked about this fit with the max height limits in the MX zone. How does the walkway fit for an allowable building type in the MX zone. He also asked if the hospital would make and firmer commitments on their plans to build apartments on their lot. He asked what the viability of the retail space would actually be.

Karri May, CCMC, clarified that the garage would be 74% for patient use and the remainder would be for staff.

Commissioner Bazzano made a **MOTION to CONTINUE** the public hearing, **SECONDED** by Commissioner McKinley. The motion was approved unanimously.

- g. **5 Lincoln Street and associated parcels (Lot Combination Pending)** – Request for Zone Map Change from NX-2 to MX-1 at 5 Lincoln Street (owner: Lincoln Realty, LLC), 7 Lincoln Street (owner: Seven Lincoln, LLC), 11 Lincoln Street aka 11-13 Lincoln Street (owner: Indira T Googe, Trustee), 15 Lincoln Street (owner: Lloyd A. McKain), 17 Lincoln Street, (owner: Manuela Reyes), Applicant: Larry Stubbs.

Commissioner Bazzano made a **MOTION to TABLE** the public hearing to the next regularly scheduled meeting, **SECONDED** by Commissioner Harding. The motion was approved unanimously.

VI. Non-Public Hearings

VII. New Business

a. Director's Report

- Our consultants started today and the hope is that in the next 2-4 weeks we will be in a much better spot.
- Reminder that the items being heard at next week's special meeting are from the 4/25/23 meeting that didn't get recorded, so we need to treat them like that meeting never happened and we can't refer to the previous meeting.

b. Chair's Report

- Asked that commissioners please check their calendars for the summer months and let Ms. Dantz know of any absences, so that we can make sure to have a quorum at the meetings.

VIII. Adjournment

Commissioner Bazzano made a **MOTION to ADJOURN** the meeting, **SECONDED** by Commissioner Harding and the meeting was adjourned at 12:05 a.m.

****Documents are available at <https://www.meetinginfo.org/meetings/2200>**

Respectfully Submitted by:

Lea Dantz, Administrative Assistant

DRAFT