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Planning & Zoning Commission and Inland Wetlands Commission

Tuesday, June 13, 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 June 13, 2023
 - b. Minutes for May 23, 2023
 - c. Minutes for May 30, 2023

Regular Meeting of the Inland Wetlands and Watercourses Commission

- I. 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. **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. Tentative Public Hearing Date: July 11, 2023.
- II. Public Hearings
 - a. **CONTINUED-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.

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. **522 Ann Uccello (Lot Combination Pending)**- Request for a Special Permit to allow parking as a principal use at 522 & 520 Ann Uccello Street. Per section 3.3.8A of the Zoning Regulations. Owner: City of Hartford; Applicant: Eric Polinsky. Open Hearing Deadline: August 17, 2023.
- b. **525 Ann Uccello**-Request for a Special Permit to allow parking as a principal use at 525 Ann Uccello Street. Per section 3.3.8A of the Zoning Regulations. Owner: SGS 529 Ann Uccello LLC; Applicant: Eric Polinsky. Open Hearing Deadline: August 17, 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. **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. Tentative Public Hearing Date: July 11, 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. Public Hearing Deadline: July 12, 2023. Tentative Public Hearing Date: June 20, 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. Tentative Public Hearing Date: July 11, 2023.
- d. **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: August 19, 2023. Tentative Public Hearing Date: June 20, 2023.
- e. **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. Tentative Public Hearing Date: June 20, 2023.
- f. **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. Tentative Public Hearing Date: June 20, 2023.
- g. **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. Tentative Public Hearing Date: June 20, 2023.

V. Public Hearings

- a. **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.
- b. **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.

- c. **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.

VI. Non-Public Hearings

VII. New Business

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

VIII. Adjournment

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