



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

MINUTES

August 27, 2019

The Planning & Zoning Commission held a Special Meeting at 6:00 p.m. on Tuesday, August 27, 2019 at the Plaza Level Conference Room of 260 Constitution Plaza, Hartford, CT 06103.

Attendance

Present: Chair Sara Bronin, Commissioners Gary Bazzano (*arrived at 6:24 p.m.*), Melvyn Colón (*arrived at 6:05 p.m.*), Aaron Gill and David McKinley. Alternate Commissioners Toni Gold and Guy Neumann
Absent: Commissioners Andrew Cascudo, John Thomas and Alternate Commissioner, Kevin Henry
Staff Present: Erik Johnson-DDS Director (*arrived at 6:40 p.m.*), Aimee Chambers, Elizabeth Sanderson, Lisa Silvestri and Vanessa Walton

I. CALL TO ORDER

Chair Sara Bronin called the meeting to order at 6:02 p.m. and stated that in the absence of Commissioner Thomas, Commissioner Neumann would be seated to vote on all items for tonight's meeting.

II. PUBLIC HEARING

There were no Public Hearing Items to hear.

III. REGULAR MEETING

a. Site Plan Review – Colt Park Master Plan, Phase I Improvements- 130 Wethersfield Avenue.

This was a request for a site plan review for municipal improvements and renovations to ballfields at Colt Pak that included new fencing, walkways, benches, lighting, scoreboards, bleacher shade structure, bleachers, enclosed dugouts, irrigation pavilion and plantings.

Principal Planner Elizabeth Sanderson gave an overview of the site plan review. The applicant, Mr. John Tunsky along with Mr. Phil Barlow of TO Design were present and they addressed the Commission.

Commissioner McKinley made a **MOTION** to **AMEND** the resolution as follows:

- Struck Condition 2, that read: "*Manholes shall be abandoned, covered, and/or buried in accordance with standards and recommendation of the City of Hartford Department of Public Works*", as the applicants have complied with City of Hartford and MDC standards.
- Added the following conditions: "*3. Protect remaining trees according to ANSI standards; and*
- *4. Convert dugout walls in field (9) nine from concrete to chain link and add two bullpens, and if budget allows, add a batting cage that is not necessarily immediately adjacent to field (9) nine*"

Seconded by Commissioner Colón. The Commission voted unanimously to **APPROVE** the **AMENDED** resolution and the site plan review was **APPROVED** by a vote of **6-0**.

55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104

CITY OF HARTFORD
PLANNING AND ZONING COMMISSION RESOLUTION
SITE PLAN REVIEW
APPROVAL OF A SITE PLAN REVIEW FOR IMPROVEMENTS TO COLT PARK
130 WETHERSFIELD AVENUE

WHEREAS, The Planning & Zoning Commission has reviewed a site plan application to improve Colt Park, an existing park that is located on property identified by the city assessor as 130 Wethersfield Avenue, Parcel ID 272-564-019; and

WHEREAS, The current City of Hartford Zoning Map depicts the property within the OS Open Space District; and

WHEREAS, Parks are a permitted use in the OS zoning district subject to use-specific conditions; and

WHEREAS, The Planning & Zoning Commission hereby approves the site plan to improve Colt Park, as shown on the drawings entitled “Colt Park Phase 1 Improvements, DPW Project #20-01, 106 Wethersfield Avenue, Hartford, CT,” prepared by TO Design, LLC, dated July 19, 2019, last revised August 21, 2019, subject to the following conditions to be approved by staff:

- (1) Provide Erosion and Sedimentation Controls, minimally to include: silt fence, inlet protection(s), construction entrance(s), and other items required to meet compliance with Section 6.16.3 of the Zoning Regulations to the satisfaction of the city engineer.
- (2) Provide four full-size, signed/sealed sets of approved drawings, modified to incorporate conditions 1 and 2 above, so that they may be stamped approved by staff, and used to apply to Licenses & Inspections Division for other necessary permits.
- (3) Protect remaining trees according to ANSI standards
- (4) Convert dugout walls in field (9) nine from concrete to chain link and add two bullpens, and if budget allows, add a batting cage that is not necessarily immediately adjacent to field (9) nine.

NOW THEREFORE BE IT

RESOLVED, This twenty-seventh day of August, 2019.

IV. CHAIR’S REPORT

There was no Chair’s report for this meeting.

V. DIRECTOR’S REPORT

There was no Director’s report for this meeting.

105 **VI. NEW/OLD BUSINES**

- 106 **a.** Discussion: Accessory Dwelling Units- Aimee Chambers, Planning Director expounded on the
107 information that was distributed to the Commissioners prior to this meeting. The packet included a
108 memorandum from Ms. Chambers that addressed questions that the Commissioners had at the July
109 30th Planning and Zoning Commission meeting.
- 110 **b.** Discussion: POCD Update- The focus on this discussion was on the draft of the five dimension
111 presented by Ms. Chambers in the packet submitted to the Commission as follows: Plan400:
112 Community- More Equitable; Grow400: Economy- More Prosperous; Move400: Transport- More
113 Mobile; Live400: Culture- More Vibrant and Green 400: Environment- More Sustainable. Chair
114 Bronin stated that they would be breaking out into five working groups for the above listed areas and
115 that that they would be moving to activate the working groups before finalizing the draft set before
116 them.

117 **VII. Approval of the Minutes**

118 July 9, 2019- Approved
119 July 30, 2019- Approved
120

121 **VIII. ADJOURMENT**

122 Chair Sara Bronin adjourned the meeting at 7:51 p.m.
123

124 **Respectfully Submitted by:**
125 **Vanessa Walton, Executive Assistant**
126
127