

**TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM**


DATE: 10/05/2016

Official Receipt Date:

10 / 5 / 16

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

***COMPLETE SECTION ON PAGE 2 OR 3**

- | | | | | | | | | | | | |
|--|--|--|----------------------------------|------------------------------|-------------------------------|------------|----------------------------------|----------------------------------|--------------|--|--|
| <input type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING | | | | | | | | | | |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input type="checkbox"/> SPECIAL USE PERMIT* | <input type="checkbox"/> SITE LOCATION APPROVAL  | | | | | | | | | |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR* | <input checked="" type="checkbox"/> ZONING MAP CHANGE* | <div style="border: 1px solid black; padding: 2px;"><table border="0"><tr><td>VEHICLE SALES ▶</td><td><input type="checkbox"/> NEW</td><td><input type="checkbox"/> USED</td></tr><tr><td>REPAIRER ▶</td><td><input type="checkbox"/> LIMITED</td><td><input type="checkbox"/> GENERAL</td></tr><tr><td>FUEL SALES ▶</td><td><input type="checkbox"/> FILLING STATION</td><td></td></tr></table></div> | VEHICLE SALES ▶ | <input type="checkbox"/> NEW | <input type="checkbox"/> USED | REPAIRER ▶ | <input type="checkbox"/> LIMITED | <input type="checkbox"/> GENERAL | FUEL SALES ▶ | <input type="checkbox"/> FILLING STATION | |
| VEHICLE SALES ▶ | <input type="checkbox"/> NEW | | <input type="checkbox"/> USED | | | | | | | | |
| REPAIRER ▶ | <input type="checkbox"/> LIMITED | | <input type="checkbox"/> GENERAL | | | | | | | | |
| FUEL SALES ▶ | <input type="checkbox"/> FILLING STATION | | | | | | | | | | |
| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* | | | | | | | | | | |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | | | | | | | | | | | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 40 Phelps St ZONE: R4
ASSESSORS MAP AND LOT: 13373
3380 243 PARCEL SIZE (ACRES OR SQ. FT.): .10,000 / SqFT
PROJECT NAME: ZONE change
PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):
Change From R4 to B5

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Costa East LLC
OWNER ADDRESS: 1008/1010 Main St East Hartford Ct 06108 (P.O. Box 280242)
OWNER PHONE: 860 296-1184 OWNER EMAIL: carlos6costarealtors.com
OWNER SIGNATURE: [Signature] PRINT NAME: Carlos Costa

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

4. APPLICANT INFORMATION

☐ CHECK IF PRIMARY CONTACT

☒ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: _____
APPLICANT ADDRESS: _____
APPLICANT PHONE: _____ APPLICANT EMAIL: _____
APPLICANT SIGNATURE: _____ PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: V/A PHONE: _____
CONTACT PERSON: _____ EMAIL: _____

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

A. SPECIAL USE PERMIT

(ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Applicable Section of the Zoning Regulations: _____

2) Describe how the proposed Special Use Permit relates to the Plan of Conservation and Development:

~~N/A~~

3) Describe how the proposed Special Use Permit will benefit the Town of East Hartford:

~~N/A~~

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) Name of associated watercourse: _____ ~~N/A~~

2) Total amount of land (in sq. ft.) to be affected within the:

a. Flood Hazard Zone: _____ ~~N/A~~

b. Floodway: _____ ~~N/A~~

c. Floodway fringe: _____ ~~N/A~~

3) Enumerate methods of compliance with Sections 601.10, 601.11, and 601.12 of the Zoning Regulations:

~~N/A~~

- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -

C. ZONING MAP CHANGE

(ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Zoning information:

a. Existing Zoning District: B4

b. Proposed Zoning District: B5

2) Describe the existing and proposed use of land and buildings in zone change area:

Presently Empty Lot
Future Expansion of Commercial Business

3) Describe how the proposed Zone Change relates to the Plan of Conservation and Development:

Per Attached Highlighted sheet
40 Phelps Street parcel changed from Medium density residential to commercial
and included in adjacent Commercial node, at the request of property owner.

4) Describe how the proposed Zone Change will benefit the Town of East Hartford:

the town of East Hartford will benefit as additional revenue tax
from an expansion of future Tab Computer Business.
Tab Computer as a East Hartford Small Business would
benefit itself the town, employees and the neighborhood with its expansion

D. TEXT AMENDMENT

(ATTACH ADDITIONAL SHEETS IF NEEDED)

1) Section number and wording of existing Zoning Regulation proposed for amendment:

2) Proposed revision, addition, or change in wording to the Zoning Regulations:

3) Describe the circumstance that justifies the proposed amendment:

N/A

4) Describe how the proposed amendment clarifies or improves the Zoning Regulations and improves development in the Town of East Hartford:

5) Describe how the proposed amendment relates to the Plan of Conservation and Development:

**EAST HARTFORD PLANNING AND ZONING COMMISSION
PUBLIC HEARING SIGN AFFIDAVIT**

FOR THE FOLLOWING APPLICATIONS:

SECTION 207 - SPECIAL USE PERMIT

SECTION 601 - FLOOD HAZARD ZONE

SECTION 602 - COMPREHENSIVE REHABILITATION ZONE

SECTION 603 - DESIGN DEVELOPMENT DISTRICT

SECTION 714 - ZONING MAP AMENDMENT

Address/location of subject parcel (s): 40 Phelps St East Hartford Ct 06108

Applicant: Carlos Costa g.m Costa East LLC OWNER

SIGN(S) RECEIVED BY: _____

Date

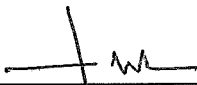
I hereby swear that I/we have complied with the applicable Public Notice section of the East Hartford Zoning Regulations for the following application:

☐ SPECIAL USE PERMIT

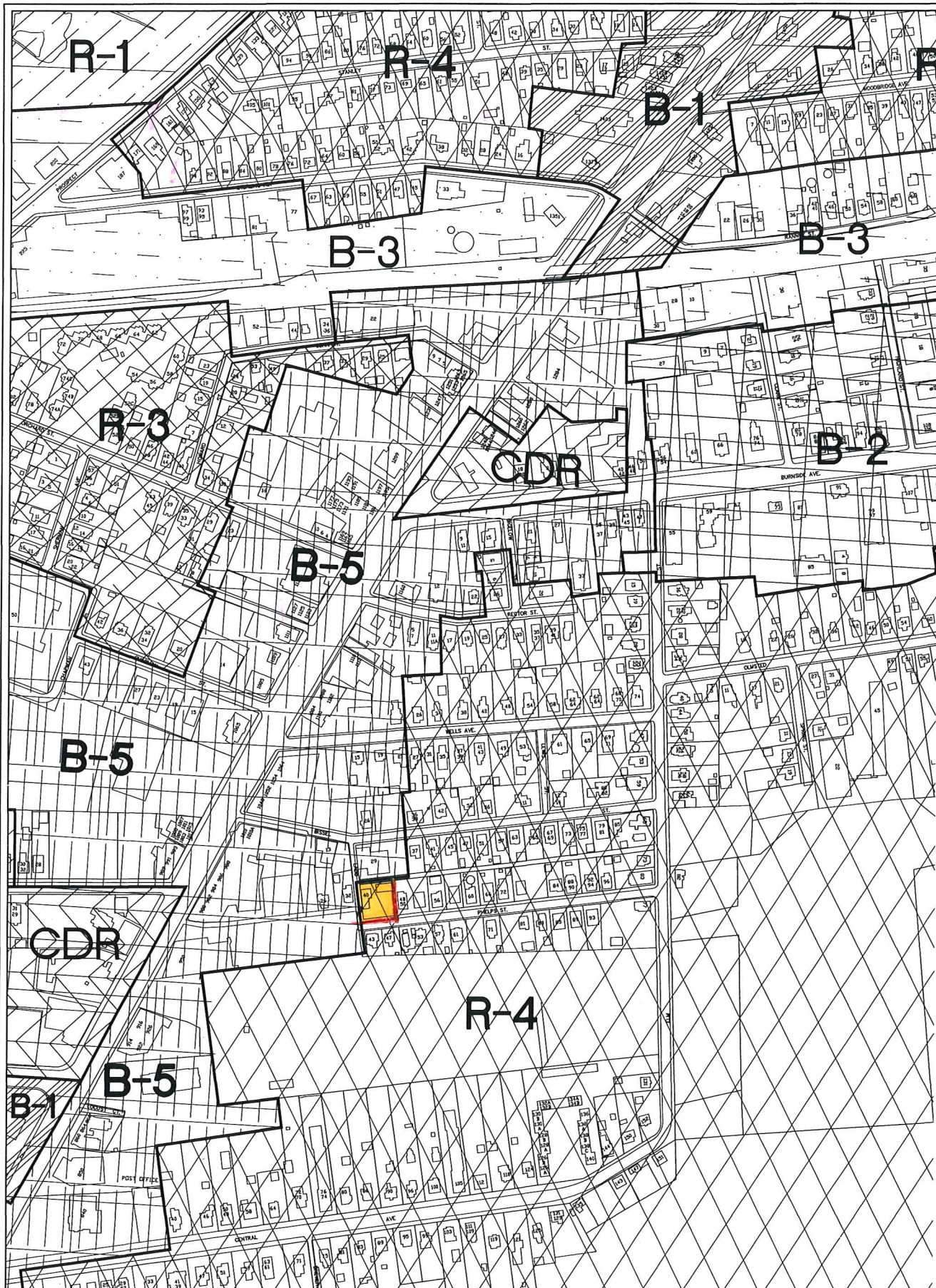
☐ MAJOR FLOOD HAZARD DEVELOPMENT

☒ ZONING MAP AMENDMENT

The applicant shall display a sign or signs which indicate that an application has been filed for the area on which the sign or signs have been posted. Said sign or signs shall be erected and maintained by the applicant wherever the parcel abuts each public or private street from the day that the notice of public hearing has been posted until the first secular day following the public hearing.


APPLICANT SIGNATURE

10/5/2016
DATE



Residential

- Parcel at northeastern corner of Town along Manchester border changed from desired open space to low-density residential, to reflect Fairway Crossing development.
- Parcels on southern side of Silver Lane changed from commercial to medium-density residential to reflect likely future residential use.

Commercial

- 40 Phelps Street parcel changed from medium-density residential to commercial and included in adjacent commercial node, at request of property owner.
- Undeveloped property at corner of Silver Lane and Forbes Street (between CVS driveway and Silver Lane) changed from low-density residential to commercial and included in adjacent commercial node, at request of property owner.

Mixed Use

- Expanded to include former classifications of Downtown Commercial and Rentschler Field Mixed Use Development, and waterfront area in vicinity of Goodwin College and former Willgoos site.

Potential Roads

- Changes at Rentschler Field to eliminate connection to the east, reflect development since 2003
- New road connection shown at Pent Road and Riverside Drive.

Potential Commuter Transit Stops

- Removed from 2014 Plan

Preferred Parcels

- Removed from 2014 Plan

Commercial Nodes

- Removed from area along South Main at Glastonbury border (Putnam Bridge Plaza)
- Added to area on Ellington Road near South Windsor border (School Street Square)
- Extended to area along South Main across from Pratt & Whitney.

Heavy Industry

- Former Willgoos site changed to mixed use (see above).

Public Institutional

- Added to Connecticut River Academy.
- Added to new fire station on Brewer Street.

Rentschler Field Mixed Use Redevelopment

- Removed and changed to mixed use (see above).

Mixed-Density Housing

- Changed to medium-density residential to reflect adjacent development and likely future development.

Existing Open Space

- Now shown for Town-owned properties (DiPietro and Dill properties).



TAB Computer Systems, Inc.

29-31 Bissell Street
East Hartford, CT 06108

1.888.TAB.4.HELP
860.289.8850

www.tabinc.com

October 5, 2016

Costa East LLC
1008/1010 Main Street
East Hartford CT 06108

RE: 40 Phelps Street East Hartford CT

Dear Carlos,

As a follow up to our conversations I am here by submitting, in writing, our interest in purchasing the above referenced property.

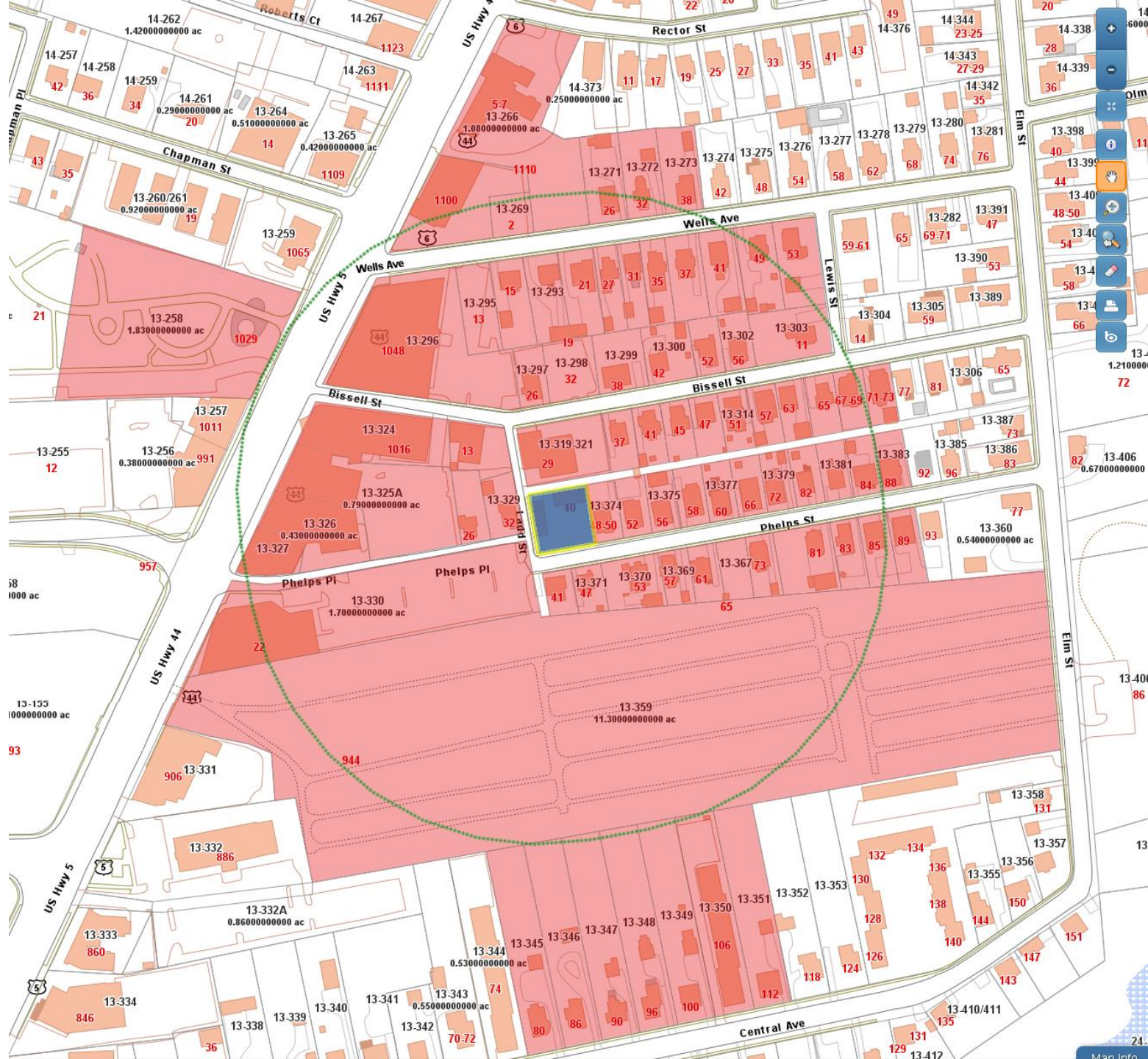
Tab Computer Systems, Inc. is continuing to grow and we would like to have the option of expanding our facilities. Our intent is to stay at our current location of 29-31 Bissell Street.

We will require that you would go through the town of East Hartford to ensure proper procedures that the referenced property becomes part of the B5 industrial zone instead of the B4 residential zone it is presently set as.

We hope to hear from you on this matter.

Thank you,

Thomas A. Benoit
TAB Computer Systems, Inc.
29-31 Bissell Street
East Hartford, CT 06108



	ADDRESS	OWNER	OWNERS ADDRESS	OWNER TOWN	OWNER STATE	OWNER ZIP
1	26 PHELPS PL	AGUIAR ALVARO J	P P BOX 280142	EAST HARTFORD	CT	06128
2	32 PHELPS PL	COSTA EAST LLC	110 AIRPORT RD	HARTFORD	CT	06114
3	40 PHELPS ST	COSTA EAST LLC	110 AIRPORT RD	HARTFORD	CT	06114
4	41 PHELPS ST	TEDESCHI FRANK A & GRETCHEN A	41 PHELPS ST	EAST HARTFORD	CT	06108
5	47 PHELPS ST	BARNARD SHARON A	47 PHELPS ST	EAST HARTFORD	CT	06108
6	48-50 PHELPS ST	AQUINO SALVADOR ENRIQUE &	48-50 PHELPS ST	EAST HARTFORD	CT	06108
7	52 PHELPS ST	THOMAS VERNALYN L	200 HARNESS LN	WINDSOR	CT	06095
8	53 PHELPS ST	POULIN ROCK E	53 PHELPS ST	EAST HARTFORD	CT	06108
9	56 PHELPS ST	BROWN KITSON	56 PHELPS ST	EAST HARTFORD	CT	06108
10	57 PHELPS ST	CAPITOL CITY INVESTMENTS LLC	P O BOX 311171	NEWINGTON	CT	06111
11	58 PHELPS ST	COSTA EAST LLC	P O BOX 280242	EAST HARTFORD	CT	06128
12	60 PHELPS ST	SALCEDO CRISTINA M &	60 PHELPS ST	EAST HARTFORD	CT	06108
13	61 PHELPS ST	ARTIS STEWART & CIJA	61 PHELPS ST	EAST HARTFORD	CT	06108
14	65 PHELPS ST	GOOGE ALEX & DARLENE	65 PHELPS ST	EAST HARTFORD	CT	06108
15	66 PHELPS ST	PARENT PHILIP J & ELIZABETH A	66 PHELPS ST	EAST HARTFORD	CT	06108
16	71-73 PHELPS ST	MONROE EUGENE C	71 PHELPS ST	EAST HARTFORD	CT	06108
17	72 PHELPS ST	BUSTAMANTE JHONNY & MIGDALIA	72 PHELPS ST	EAST HARTFORD	CT	06108
18	76 PHELPS ST	HOLLEY DONNA A & RONALD K	76 PHELPS ST	EAST HARTFORD	CT	06108
19	81 PHELPS ST	VALENTIN GUILLERMINA	81 PHELPS ST	EAST HARTFORD	CT	06108
20	82 PHELPS ST	CROMARTIE ALICIA	82 PHELPS ST	EAST HARTFORD	CT	06108
21	83 PHELPS ST	DIAZ ANGEL L	83 PHELPS ST	EAST HARTFORD	CT	06108
22	84 PHELPS ST	MCGREGOR KIMBERLY	84 PHELPS ST	EAST HARTFORD	CT	06108
23	85 PHELPS ST	FOSTER GAYLE	262 BRENTMOOR RD	EAST HARTFORD	CT	06118
24	88-90 PHELPS ST	BENITEZ SERGIO A	88-90 PHELPS ST	EAST HARTFORD	CT	06108
25	89 PHELPS ST	RUIZ MARIBEL	89 PHELPS ST	EAST HARTFORD	CT	06108
26	2 WELLS AVE	EPSTEIN PAULINE TRUSTEE	36 LEIGHTON ROAD	WELLESLEY	MA	02482
27	13 WELLS AVE	LANDMARK INVESTMENT LTD PRTNSHP	P O BOX 1143	SOUTH WINDSOR	CT	06074
28	15 WELLS AVE	THE BANK OF NEW YORK MELLON	4425 PONCE DE LEON BOVD	CORAL GABLES	FL	33146
29	19 WELLS AVE	JOHNSON BRIAN C	71 WHITING ST	PLAINVILLE	CT	06062
30	21 WELLS AVE	KING KIANA C	21 WELLS AVE	EAST HARTFORD	CT	06108
31	26 WELLS AVE	MARTINEZ LEONCIO & SOFIA DE	26 WELLS AVE	EAST HARTFORD	CT	06108
32	27 WELLS AVE	CURTIN HELEN	23 LOOKOUT MT DR	MANCHESTER	CT	06040
33	31 WELLS AVE	OCTAVIANI EMMA	31 WELLS AVE	EAST HARTFORD	CT	06108
34	32 WELLS AVE	LOPEZ MILFREDO	32 34 WELLS AVE	EAST HARTFORD	CT	06108
35	35 WELLS AVE	AGNELLI GEORGE	92 LANGFORD LN	EAST HARTFORD	CT	06118
36	38 WELLS AVE	WALL SHARON	38 WELLS AVE	EAST HARTFORD	CT	06108
37	37-39 WELLS AVE	VILCHEL JUANITA M	1422 SILVER LN	EAST HARTFORD	CT	06118
38	41-43 WELLS AVE	HOUSING AUTHORITY OF THE TOWN OF	546 BURNSIDE AVE	EAST HARTFORD	CT	06108
39	49 WELLS AVE	SECRETARY OF HOUSING & URBAN DEVELOPMENT	4400 WILL ROGERS PKY SUITE 300	OKLAHOMA CITY	OK	73108

	ADDRESS	OWNER	OWNERS ADDRESS	OWNER TOWN	OWNER STATE	OWNER ZIP
40	49 WELLS AVE LAND	URBAN SUBURBAN AFFORDABLES INC	49 WELLS AVE	EAST HARTFORD	CT	06108
41	53 WELLS AVE	ALI GAMALALDIN & SULEIMAN AMAL	53 WELLS AVE	EAST HARTFORD	CT	06108
42	80 CENTRAL AVE	ELLINGTON STORAGE LLC	1159-A BOSTON TURNPIKE	BOLTON	CT	06043
43	86 CENTRAL AVE	LEVESQUE JAMES & LINDA	86 CENTRAL AVE	EAST HARTFORD	CT	06108
44	90 CENTRAL AVE	CRANE EDWIN D & NICOLE C	90 CENTRAL AVE	EAST HARTFORD	CT	06108
45	96 CENTRAL AVE	CHARLES DAWN	96 CENTRAL AVE	EAST HARTFORD	CT	06108
46	100 CENTRAL AVE	SIMPSON VALARIE	100 CENTRAL AVE	EAST HARTFORD	CT	06108
47	106 CENTRAL AVE	106 CENTRAL L L C	681 RIVER AVE SUITE 2H	LAKEWOOD	NJ	08701
48	112 CENTRAL AVE	WALKER TINEAKA	112 CENTRAL AVE	EAST HARTFORD	CT	06108
49	13 BISSELL ST	COSTA EAST LLC	110 AIRPORT RD	HARTFORD	CT	06114
50	26 BISSELL ST	TAB COMPUTER SYSTEMS INC	29-31 BISSELL ST	EAST HARTFORD	CT	06108
51	29-31 BISSELL ST	TAB COMPUTER SYSTEMS INC	29-31 BISSELL ST	EAST HARTFORD	CT	06108
52	32 BISSELL ST	TAB COMPUTER SYSTEMS INC	29-31 BISSELL ST	E HARTFORD	CT	06108
53	36-38 BISSELL ST	ESCOBAR TULIO FRANCISCO VELIZ	404 BURNSIDE AVE	EAST HARTFORD	CT	06108
54	37 BISSELL ST	MAURI ELIZABETH	37 BISSELL ST	EAST HARTFORD	CT	06108
55	41 BISSELL ST	DAVIS KINYARDA	41 BISSELL ST	EAST HARTFORD	CT	06108
56	42 BISSELL ST	ELLINGTON STORAGE CENTER LLC	1159-A BOSTON TURNPIKE	BOLTON	CT	06043
57	45 BISSELL ST	SMITH SEAN PATRICK	45 BISSELL ST	EAST HARTFORD	CT	06108
58	47 BISSELL ST	YOUSUF RAHMA & ABDI MUNIRA	47 BISSELL ST	EAST HARTFORD	CT	06108
59	51 BISSELL ST	PLEITEZ JOSE	114 ELDRIDGE ST	MANCHESTER	CT	06040
60	52 BISSELL ST	MARTIN CATHERINE I	52 BISSELL ST	EAST HARTFORD	CT	06108
61	55-57 BISSELL ST	FERRABELO RAUL C & MARIA	171 GRANDE RD	EAST HARTFORD	CT	06118
62	56 BISSELL ST	RODRIGUEZ ANGELICA M	56 BISSELL ST	EAST HARTFORD	CT	06108
63	63 BISSELL ST	TRAN MAI	63 BISSELL ST	EAST HARTFORD	CT	06108
64	65 BISSELL ST	WILLIAMS TYSHAWN L	65 BISSELL ST	EAST HARTFORD	CT	06108
65	67-69 BISSELL ST	MCINTOSH LAVERN D	67-69 BISSELL ST	EAST HARTFORD	CT	06108
66	71-73 BISSELL ST	CARO LUIS A	71-73 BISSELL ST	E HARTFORD	CT	06108
67	11 LEWIS ST	STAPLE RICHARD	9 WILLYS ST	EAST HARTFORD	CT	06118
68	944 MAIN ST	TOWN OF EAST HARTFORD	740 MAIN ST	EAST HARTFORD	CT	06108
69	950 MAIN ST	STOLTZ & LOWENSTEIN LLC	1 GARWOOD LA	WEST HARTFORD	CT	06117
70	980-988 MAIN ST	THOMPSON LINDSAY	395 ELLINGTON RD	SOUTH WINDSOR	CT	06074
71	990 MAIN ST	NEW LIFE IN CHRIST HOUSE OF PRAYER	12 PHELPS PL	E HARTFORD	CT	06108
72	1008-1010 MAIN ST	COSTA EAST LLC	P O BOX 280242	EAST HARTFORD	CT	06128
73	1016 MAIN ST	COSTA EAST LLC	PO BOX 280242	EAST HARTFORD	CT	06128
74	1047 MAIN ST	TOWN OF EAST HARTFORD	740 MAIN ST	EAST HARTFORD	CT	06108
75	1048 MAIN ST	LANDMARK INVESTMENT LTD PRTNSHP	PO BOX 1143	SOUTH WINDSOR	CT	06074
76	1084-1102 MAIN ST	EAST HARTFORD REALTY L L C	36 LEIGHTON RD	WELLESLEY	MA	02482
77	1110 MAIN ST	TOWN OF EAST HARTFORD	740 MAIN ST	EAST HARTFORD	CT	06108