

**EAST HAVEN
ZONING
COMMISSION**

Special Permit Criteria Details

122 Park Ave, East Hartford, CT

- A. The location is large enough to conduct training, practice and games for the cricket, baseball, volley ball, lacrosse, badminton, etc. The owner is building one common restroom.
- B. The location site is 122 Park Ave, East Hartford, CT. It is around 9962 square feet in size. It would be used to coach, instruct, play, practice (& related activities) the game of cricket, baseball, volley ball, lacrosse, badminton, etc. for youth and adults. The parking space designated to the address is more than sufficient to accommodate the students. The hours of peak operation will usually be between 4pm and 9pm when most people are done with work and take up their hobby activity. Also this being a sport facility there will be less people during spring and summer times even during peak hours as everyone likes to play and practice outside.
- C.
 - 1. The intensity of operations will not affect the local traffic patterns or parking situation as it is anticipated that about 6 students will be at the practice facility per one hour on an average and there will be a manager/coach/instructor who will be working with them.
 - 2. No external appearance of the building, the parking lot, or surrounding area will be altered, therefore no hindrance of development of the area shall be affected, nor value of property shall be impaired.
 - 3. The external signs will match all the building signs on the site in size, color and design. No external lights will be used. The coaching/practice/games will happen inside the building and will not affect the neighboring business in any way.
 - 4. The structure of the building will not be converted or altered.
- D.
 - 1. The design, location and activity will not adversely affect the safety in the streets or increase traffic. It is estimated that approximately 10 to 12 cars will be visiting the facility per 60 minutes of practice/coaching.
 - 2. Parking spaces are adequate in numbers and no other business will be affected by the parking situation.
 - 3. Streets and other right-of-way are in place at the site and will not need change
- E.
 - 1. The provision of water supply, sewage disposal, and storm water drainage are already in place, are up to all standards of the appropriate regulatory authority and will not change.
 - 2. The proposed use and activity will provide easy accessibility for fire apparatus and police protection and will not hinder the provision of emergency services.
- F. No environmental impact is expected.
- G. Long term Viability: The business is running for more than 2 years in Cromwell and we foresee many years at this location
- H. No further development or alterations are expected upon opening of the facility. We do plan to have proper recycling process for what little waste a sports facility may produce.
- I. No use of the facility conflicts with any policies of the Plan of Conservation and Development.

1.0 GENERAL NOTES:

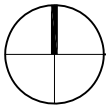
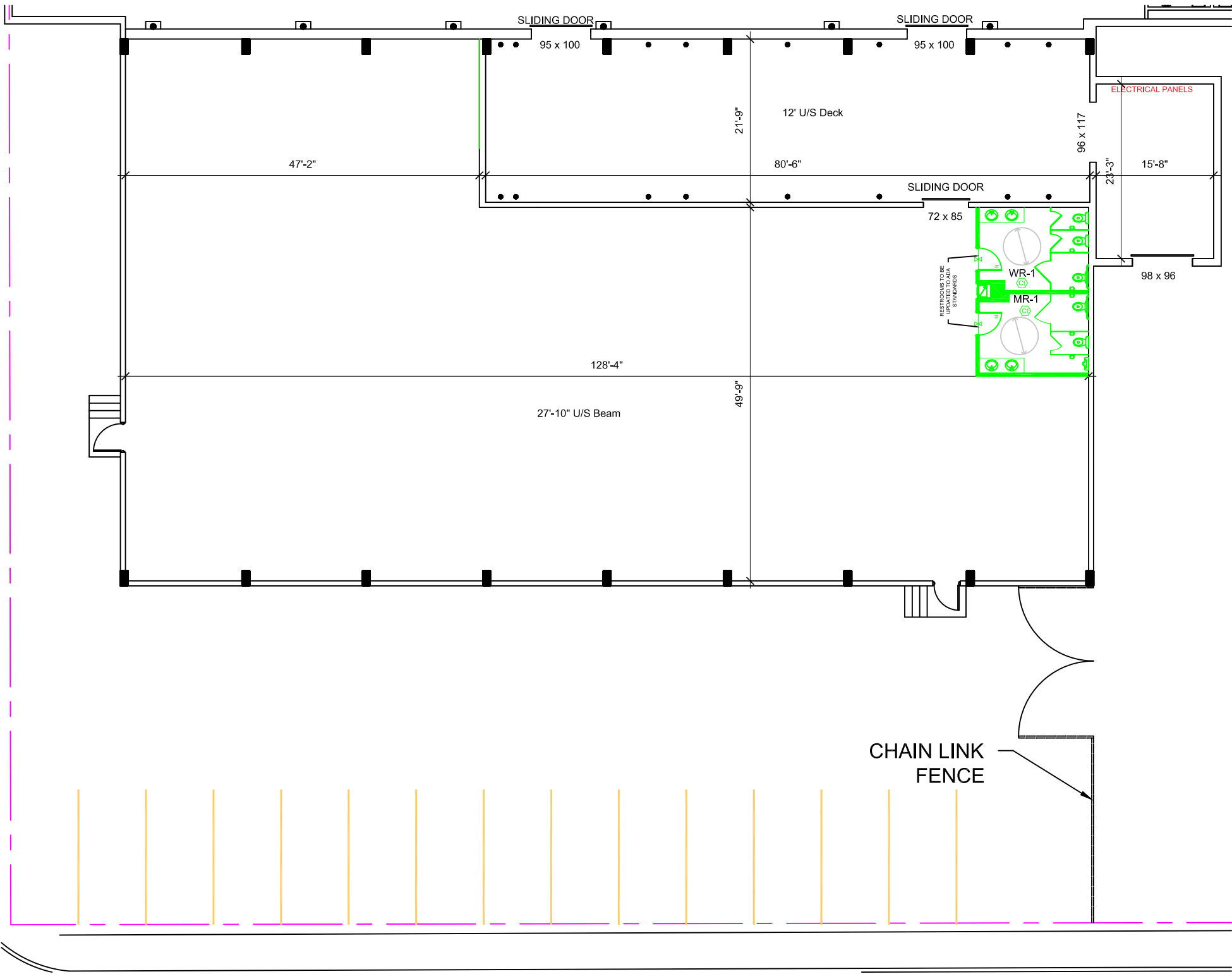
- 1.1. VERIFY EXISTING CONDITIONS AND NOTIFY LANDLORD'S CONSTRUCTION MANAGEMENT OF ANY DISCREPANCIES WITH THE DRAWINGS.
- 1.2. THE TERM "PROVIDE" IS SYNONYMOUS WITH THE TERM "SUPPLY AND INSTALL".
- 1.3. ALL ITEMS ARE TO BE BUILDING STANDARD UNLESS OTHERWISE NOTED.
- 1.4. ALL DATA/TELEPHONE/AUDIO-VIDEO BY TENANT.

2.0 DEMOLITION NOTES:

- 2.1. REMOVE EXISTING FLOORING THROUGHOUT. SCRAPE, CLEAN, AND MAKE READY TO RECEIVE NEW FLOORING.
- 2.2. BUILD RESTROOM TO ADA STANDARDS. CORE DRILL FOR NEW PLUMBING LOCATIONS

3.0 CONSTRUCTION NOTES:

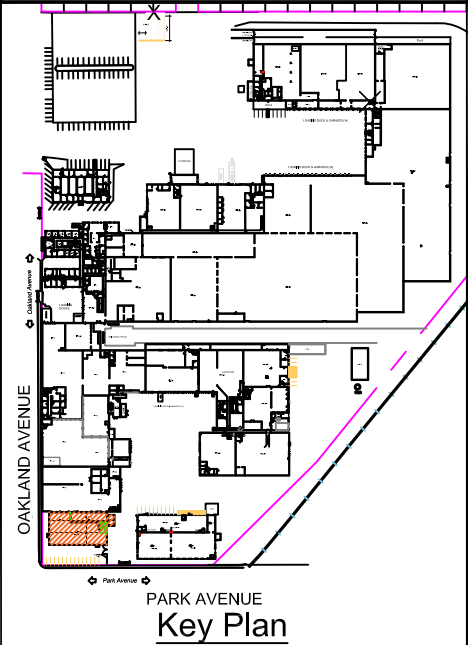
- 3.1. BUILD NEW WALLS TO UNDERSIDE OF CEILING, AS PER BUILDING STANDARD.
- 3.2. BUILD NEW RESTROOMS (WR-1 & MR-1) TO ADA STANDARDS. EXACT LAYOUT, FINISHES, AND FIXTURES TO BE DETERMINED. EXACT LOCATION TO BE DETERMINED WITH TENANT.
WR = WOMEN'S RESTROOM,
MR = MEN'S RESTROOM
- 3.3. PROVIDE NEW GAS-FIRED HEATING UNITS AS PER BUILDING STANDARD. EXACT LOCATION TO BE DETERMINED.
- 3.4. ENSURE ALL LIGHTING IS IN WORKING CONDITION, WITH LED BULBS. LENSES ARE TO BE CLEAN AND UNIFORM IN APPEARANCE. RECONFIGURE TO ACCOMMODATE NEW LAYOUT WITH SEPARATE CONTROLS. PROVIDE NEW WHERE NECESSARY.
- 3.5. REPLACE ALL SOILED, MISSING, AND DAMAGED CEILING TILES WITH NEW AS PER BUILDING STANDARD. REPAIR OR REPLACE CEILING GRID WHERE NECESSARY.
- 3.6. PROVIDE NEW CERAMIC TILES (COLOR TBD) THROUGHOUT BATHROOM AS PER PLAN, CHOSEN FROM BUILDING STANDARD.
- 3.7. PAINT WALLS THROUGHOUT. (1) COLOR FOR WALLS. (1) COLOR FOR DOORS AND FRAMES.
- 3.8. ENSURE SPRINKLER HEADS MEET LOCAL CODE REQUIREMENTS. RECONFIGURE TO ACCOMMODATE NEW LAYOUT.
- 3.9. ENSURE HVAC IS IN WORKING ORDER AS PER CODE REQUIREMENTS. RECONFIGURE AND RE-BALANCE TO ACCOMMODATE NEW LAYOUT.



122 Park Ave.
NTS (11X17)

± 9,962 SQFT

Revision		Emission
no.	issue	date



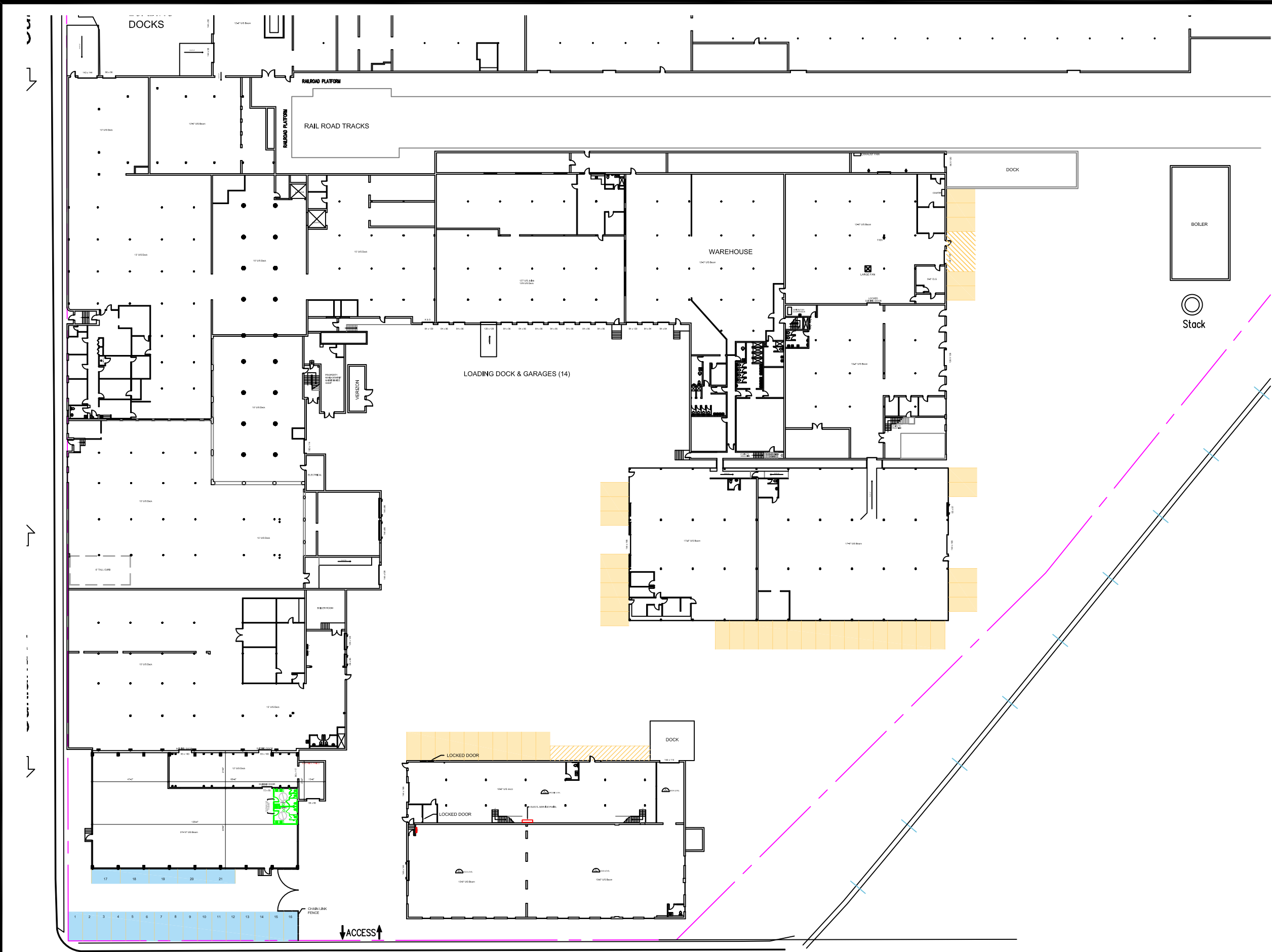
Title:
New England Youth Cricket Academy LLC
Design Proposal



Scale: N.T.S.
Drawn By: VW
Date: 10.09.2018
Project Name and Location: OAKLAND PARK COMPLEX EAST HARTFORD, CT
Room #: 122 Park Ave.

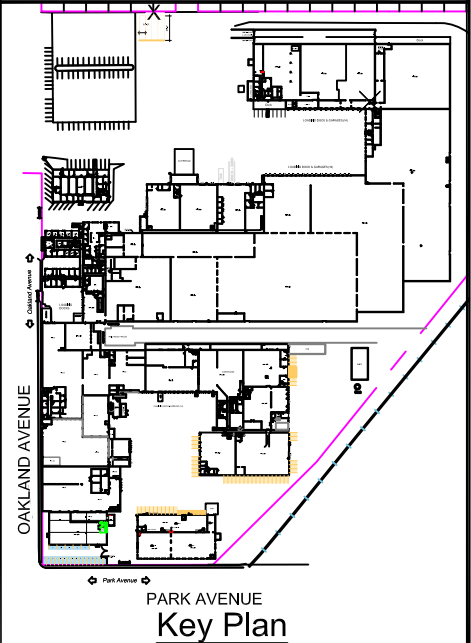
*Note That All Dimensions Are Approximate and subject to change without notice

G:\Cad Files\Oakland Park Complex, East Hartford, CT\Temporary\New England Youth Cricket Academy\Oakland Park Complex - 122 Park - 10.09.2018.dwg, 10/15/2018 11:22:06 AM, vvw



Revision		Emission
no.	issue	date

- LEGEND:
- RESERVED PARKING FOR NEW ENGLAND YOUTH CRICKET ACADEMY 21 PARKING SPOTS
 - OVERFLOW PARKING

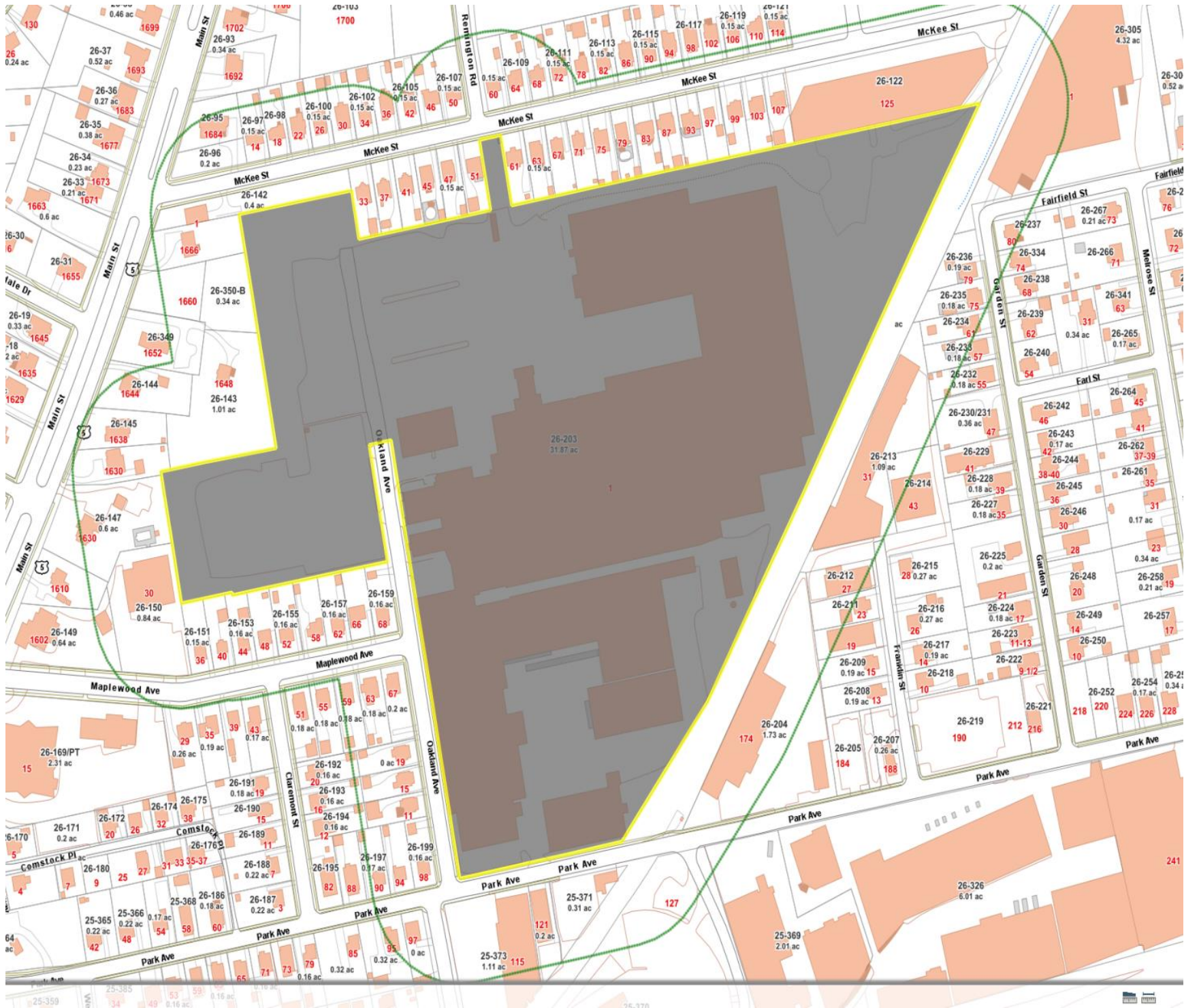


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Design Proposal



Scale: N.T.S.
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Project Name and Location:
OAKLAND PARK COMPLEX
EAST HARTFORD, CT
Room #:

*Note That All Dimensions Are Approximate and subject to change without notice



Owner	Address	Town	State	Zip	Book Page	Location
URBAN SUBURBAN AFFORDABLES INC	97 PARK AVENUE	EAST HARTFORD	CT	06108	2256/ 115	97 PARK AVE LAND
MELENDEZ WILLIAM & DENISE T	1664 MAIN ST	EAST HARTFORD	CT	06118	2659/ 315	1664 MAIN ST
GAYLE LUCILLE H	12 CLAREMONT STREET	EAST HARTFORD	CT	06108	1535/ 108	12 CLAREMONT ST
COLLAR KEITH & DEBRA A	16 CLAREMONT ST	EAST HARTFORD	CT	06108	1752/ 24	16 CLAREMONT ST
TORRES HUMBERTO R & MIREILLY E	20 CLAREMONT ST	EAST HARTFORD	CT	06108	2891/ 270	20 CLAREMONT ST
PAUL & PAMELA GOULD FAMILY WEALTH	4901 SE LONGLEAF PL	HOBE SOUND	FL	33455	3216/ 275	1 FAIRFIELD ST
OBRIEN LILLIAN K & DOWNES NANCY JAN	15 FRANKLIN ST	EAST HARTFORD	CT	06108	3528/ 37	15 FRANKLIN ST
MALPETA ASSOCIATES LLC	109 CAMBRIDGE DR	SOUTH WINDSOR	CT	06074	2338/ 162	19 FRANKLIN ST
SAUNDERS MICHELLE	23 FRANKLIN ST	EAST HARTFORD	CT	06108	1721/ 203	23 FRANKLIN ST
RIDLEY WENDEL A	27 FRANKLIN ST	EAST HARTFORD	CT	06108	1084/ 197	27 FRANKLIN ST
31 35 FRANKLIN L L C	35 FRANKLIN ST	EAST HARTFORD	CT	06108	2509/ 155	31 FRANKLIN ST
FORTY THREE FRANKLIN STREET LLC	43 FRANKLIN ST	EAST HARTFORD	CT	06108	2251/ 250	43 FRANKLIN ST
KILDARE MIGUEL A	45 47 GARDEN ST	EAST HARTFORD	CT	06108	1647/ 39	45-47 GARDEN ST
MOURA ANTONIO A & MARIA L	49 SPRUCE LANE	SO WINDSOR	CT	06074	2385/ 155	53-55 GARDEN ST
RODRIGUEZ YOLANDA	57 GARDEN ST	EAST HARTFORD	CT	06108	2882/ 20	57 GARDEN ST
HOFFMAN LISA	61-63 GARDEN ST	EAST HARTFORD	CT	06108	3715/ 68	61-63 GARDEN ST
MUNROE IAN M	72 GARDEN ST	EAST HARTFORD	CT	06108	1592/ 233	72-74 GARDEN ST
AYALA FAUSTINO & AMPARO	75 GARDEN ST	EAST HARTFORD	CT	06108	1008/ 202	75 GARDEN ST
DEJESUS LUIS J	79 GARDEN ST	EAST HARTFORD	CT	06108	3456/ 203	79 GARDEN ST
MORENO EDUARDO & ARSENIA	80 GARDEN ST	EAST HARTFORD	CT	06108	936/ 150	80 GARDEN ST
HAMBELL L L C	1602 MAIN ST	EAST HARTFORD	CT	06108	3145/ 85	1602 MAIN ST
GEORGEADY KIRK	1610 MAIN ST	EAST HARTFORD	CT	06108	1658/ 114	1610 MAIN ST
CASTANHO DEVELOPMENT LLC	1622 MAIN ST	EAST HARTFORD	CT	06108	3350/ 103	1622 MAIN ST
MATHIAU GARY	1630 MAIN ST	EAST HARTFORD	CT	06108	2630/ 75	1630 MAIN ST
MERCADO WILLIAM	1638 MAIN ST	EAST HARTFORD	CT	06108	3309/ 319	1638 MAIN ST
MORIARTY MORIAH H	1644 MAIN ST	EAST HARTFORD	CT	06108	3748/ 138	1644 MAIN ST
MURDZEK BRENDA A & JOSEPH L	1648 MAIN ST	EAST HARTFORD	CT	06108	1426/ 337	1648 MAIN ST
WALTERS HERMAN	1652 MAIN ST	EAST HARTFORD	CT	06118	2658/ 174	1652 MAIN ST
LEBRON RODRIGUEZ MARIANO	1666 MAIN ST	EAST HARTFORD	CT	06108	3787/ 79	1666 MAIN ST
RUSSAK CHRISTINE	1684 MAIN ST	EAST HARTFORD	CT	06118	2485/ 59	1682 MAIN ST
RUSSAK CHRISTINE	1684 MAIN ST	EAST HARTFORD	CT	06118	2485/ 39	1684 MAIN ST
TOWN OF EAST HARTFORD	740 MAIN ST	EAST HARTFORD	CT	06108	131/ 175	20 REMINGTON RD
WILLIAMSON CEBERT & DOTSIE E	29 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3486/ 90	29 MAPLEWOOD AVE
ST MARY PARISH	15 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	324/ 534	30 MAPLEWOOD AVE
MAYES WILLIE	35 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	2966/ 124	35 MAPLEWOOD AVE
BATISTA MARIA	36 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3406/ 342	36 MAPLEWOOD AVE
NGUYEN CALVIN T & NGUYEN CATHY	39 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3653/ 312	39 MAPLEWOOD AVE
STRANGE STEVEN	40 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	1649/ 98	40 MAPLEWOOD AVE
MANDERSON FAITH	43 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3172/ 233	43 MAPLEWOOD AVE
FORAN WILLIAM P JR & ANGELA M	44 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	602/ 242	44 MAPLEWOOD AVE
DORAN THOMAS R & ELENA M	48 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	965/ 261	48 MAPLEWOOD AVE
DELLARIPA FRANCINE & ANNETTE M	51 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	909/ 161	51 MAPLEWOOD AVE
BELLEFLEUR PETER H & EDIE	52 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3646/ 267	52 MAPLEWOOD AVE
FASCIGLIONE MICHAEL & PATRICIA	55 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	755/ 280	55 MAPLEWOOD AVE
SCULLY JAMES R & DEBRA A	58 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	1476/ 309	58 MAPLEWOOD AVE
MANNING SHANIQUE	59 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3679/ 299	59 MAPLEWOOD AVE
MURIEL FLOR A	62 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3299/ 296	62 MAPLEWOOD AVE
VEGA YOLANDA	63 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	2923/ 72	63 MAPLEWOOD AVE
DEJESUS ISAAC	1589 MAIN ST	EAST HARTFORD	CT	06108	3767/ 138	66 MAPLEWOOD AVE
RICCO EDWARD J	67 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	1837/ 355	67 MAPLEWOOD AVE
KENNEDY SHALIA K	68 MAPLEWOOD AVE	EAST HARTFORD	CT	06108	3677/ 139	68 MAPLEWOOD AVE
HERNANDEZ BRENDA A &	1 MCKEE ST	EAST HARTFORD	CT	06108	3708/ 63	1 MCKEE ST
ELLIS JOHN	14 MCKEE ST	EAST HARTFORD	CT	06108	2131/ 258	14 MCKEE ST
ALLWOOD DOROTHY J	18 MCKEE ST	EAST HARTFORD	CT	06108	3190/ 12	18 MCKEE ST
DONOFRIO ADOLPH & DOLORES	22 MCKEE ST	EAST HARTFORD	CT	06108	430/ 112	22 MCKEE ST
AYOUB RUSSELL T	26 MCKEE ST	EAST HARTFORD	CT	06108	1706/ 63	26 MCKEE ST
HERMANOWSKI STEVEN R & PATRICIA	30 MCKEE ST	EAST HARTFORD	CT	06108	881/ 69	30 MCKEE ST
LUCIANO ELISA	33 MCKEE ST	EAST HARTFORD	CT	06108	1663/ 49	33 MCKEE ST
DAIGLE JASON	34 MCKEE ST	EAST HARTFORD	CT	06108	2186/ 304	34 MCKEE ST
RUSSELL MICHAEL	36 MCKEE ST	EAST HARTFORD	CT	06108	3348/ 178	36 MCKEE ST

BRYANT PIERRETTE L/U	72 BREWER ST	EAST HARTFORD	CT	06118	3687/ 112	37 MCKEE ST
PINDER SHANELLE M	41 MCKEE ST	EAST HARTFORD	CT	06108	3658/ 328	41 MCKEE ST
SANTANA RUBERTO & YOLANDA	42 MCKEE ST	EAST HARTFORD	CT	06108	906/ 336	42 MCKEE ST
GLASGOW VEROL	45 MCKEE ST	EAST HARTFORD	CT	06108	3018/ 67	45 MCKEE ST
FABIAN MILAGRITOS	46 MCKEE ST	EAST HARTFORD	CT	06108	3525/ 229	46 MCKEE ST
WALKER MICHAEL & DEON D	47 MCKEE ST	EAST HARTFORD	CT	06108	2838/ 179	47 MCKEE ST
CURREY JEFFREY A	50 MCKEE ST	EAST HARTFORD	CT	06108	3158/ 96	50 MCKEE ST
REID VALERITTA	51 MCKEE ST	EAST HARTFORD	CT	06108	3333/ 21	51 MCKEE ST
CARDONA STEVEN & NEREIDA	60 MCKEE ST	EAST HARTFORD	CT	06108	3491/ 38	60 MCKEE ST
ROSS MARISOL	61 MCKEE ST	EAST HARTFORD	CT	06108	3091/ 225	61 MCKEE ST
SANCHEZ JOSE L	63 MCKEE ST	EAST HARTFORD	CT	06108	3177/ 322	63 MCKEE ST
BURKHART LESLIE T	103 GRANT HILL RD	TOLLAND	CT	06084	3162/ 162	64 MCKEE ST
HERNANDEZ ASHLEY	67 MCKEE ST	EAST HARTFORD	CT	06108	3650/ 125	67 MCKEE ST
PRINCE ROBERT T & LEE MARIE	68 MCKEE ST	EAST HARTFORD	CT	06108	3778/ 320	68 MCKEE ST
DALEY DAVID A & ALICE	71 MCKEE ST	EAST HARTFORD	CT	06108	1753/ 338	71 MCKEE ST
SMITH CECIL & GLORIN	72 MCKEE ST	EAST HARTFORD	CT	06108	3145/ 132	72 MCKEE ST
AREL DAWN	75 MCKEE ST	EAST HARTFORD	CT	06108	3621/ 118	75 MCKEE ST
BLAZINSKI T DANIEL JR	P O BOX 281044	EAST HARTFORD	CT	06128	1827/ 1	78 MCKEE ST
HUTCHINSON SABRINA & TAIWAN	79 MCKEE ST	EAST HARTFORD	CT	06108	3435/ 294	79 MCKEE ST
FERNANDEZ JULIO	82 MCKEE ST	EAST HARTFORD	CT	06108	1857/ 198	82 MCKEE ST
ORTIZ DANNY	83 MCKEE ST	EAST HARTFORD	CT	06108	3164/ 206	83 MCKEE ST
FREEMAN WILLIAM E	86 MCKEE ST	EAST HARTFORD	CT	06108	3610/ 164	86 MCKEE ST
LINTON NORMAN A	87 MCKEE ST	EAST HARTFORD	CT	06108	2823/ 55	87 MCKEE ST
SQUIRES LORI A	90 MCKEE ST	EAST HARTFORD	CT	06108	1926/ 218	90 MCKEE ST
CYR WILLIAM L & LINDA M	93 MCKEE ST	EAST HARTFORD	CT	06108	1868/ 15	93 MCKEE ST
QUACH LOC V & HOANG PHUONG	94 MCKEE ST	EAST HARTFORD	CT	06108	3288/ 99	94 MCKEE ST
ACEVEDO HUMBERTO & ELIZABETH	97 MCKEE ST	EAST HARTFORD	CT	06108	2521/ 45	97 MCKEE ST
KRASNAVAGE JOHN S L/U & ISABEL L/U	98 MCKEE ST	EAST HARTFORD	CT	06108	3579/ 144	98 MCKEE ST
KABEL BRUCE E & LAURA	99 MCKEE ST	EAST HARTFORD	CT	06108	1771/ 215	99 MCKEE ST
ROMERO ORTIZ TERESITA	102 MCKEE ST	EAST HARTFORD	CT	06108	1765/ 297	102 MCKEE ST
SHUCKEROW VIRGINIA R	103 MCKEE ST	EAST HARTFORD	CT	06108	326/ 485	103 MCKEE ST
FORD ALLYSON & TREVOR	106 MCKEE ST	EAST HARTFORD	CT	06108	3351/ 216	106 MCKEE ST
BERUBE CLARENCE J & GENEVA M	107 MCKEE ST	EAST HARTFORD	CT	06108	619/ 278	107 MCKEE ST
RELATIONS INVESTMENT GROUP LLC	876 WINDSOR AVE	WINDSOR	CT	06095	3786/ 179	110 MCKEE ST
KRACH STEFAN STANLEY EST OF	114 MCKEE ST	EAST HARTFORD	CT	06108	3772/ 154	114 MCKEE ST
DAVID ASSOCIATES 125 LLC	319 CLEMATIS ST SUITE 7	WEST PALM BEACH	FL	33401	3685/ 314	125 MCKEE ST
OLYMBEC EAST HARTFORD LIMITED	333 DECARIE BLVD 5TH F	MONTREAL QC	CA	H4N 3M9	3528/ 30	1-3 OAKLAND AVE
BAKORGIOGAS GEORGE & EVANGELIA	11 OAKLAND AVE	EAST HARTFORD	CT	06128	2246/ 343	11 OAKLAND AVE
CAULEY HENRY & TIFFANY	15 OAKLAND AVE	EAST HARTFORD	CT	06128	2670/ 334	15 OAKLAND AVE
MATHIS LLOYD & PATRICIA	19 OAKLAND AVE	EAST HARTFORD	CT	06108	1447/ 60	19 OAKLAND AVE
URBAN SUBURBAN AFFORDABLES INC	19 OAKLAND AVE	EAST HARTFORD	CT	06108	1651/ 90	19 OAKLAND AVE LAND
FEDERAL HOME LOAN MORTGAGE CORP	8250 JONES BRANCH DR	MCCLEAN	VA	22102	3786/ 301	90 PARK AVE
ADESOKAN ADEBUNMI	94 PARK AVE	EAST HARTFORD	CT	06108	3220/ 129	94 PARK AVE
MASON ALBERT C ESTATE OF	95 PARK AVE	EAST HARTFORD	CT	06108	3747/ 140	95 PARK AVE
SPEIGHT TONI J	97 PARK AVE	EAST HARTFORD	CT	06108	2256/ 117	97 PARK AVE
PHAM KEN	55 HEATHER DR	EAST HARTFORD	CT	06118	3172/ 8	98 PARK AVE
CARON DAVID A	P O BOX 1132	WESTERLY	RI	02891	1170/ 110	115 PARK AVE
WE 115 PARK L L C	150 BAKER AVENUE EXT	CONCORD	MA	01752	3022/ 142	127 PARK AVE
BAFUMO SALVATORE C	121 PARK AVE	EAST HARTFORD	CT	06108	2625/ 55	121 PARK AVE
123 PARK AVENUE LLC	376 EASTHAMPTON RD	NORTHHAMPTON	MA	01060	3522/ 291	123 PARK AVE
EXPO REALTY LLC	54 OLD POST RD	OLD SAYBROOK	CT	06475	3245/ 344	151 PARK AVE
150 PARK AVENUE LLC	P.O. BOX 1132	WESTERLY	RI	02891	1625/ 169	150-174 PARK AVE
TOWN OF EAST HARTFORD	740 MAIN STREET	EAST HARTFORD	CT	06108	226/ 91	40 REMINGTON RD