

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

DATE: March 9, 2017

Official Receipt Date:

3 / 9 / 17

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"/> FLOOD HAZARD – MAJOR* | <input checked="" type="checkbox"/> ZONING MAP CHANGE* |
| <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: 1284 Main Street ZONE: B-5

ASSESSORS MAP AND LOT: 14-306 PARCEL SIZE (ACRES OR SQ. FT.): 1.88

PROJECT NAME: Zone Map Change

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

See Exhibit A

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: M. Cruickshank Co., LLC

OWNER ADDRESS: 10 Northwood Drive, Bloomfield, CT 06002

OWNER PHONE: 860-548-2625 OWNER EMAIL: rdecrescenzo@uks.com

OWNER SIGNATURE: *Matthew Westhaver* PRINT NAME: Matthew Westhaver, Member

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: *Matthew Westhaver* PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: _____ 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:

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

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) Name of associated watercourse: _____

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

a. Flood Hazard Zone: _____

b. Floodway: _____

c. Floodway fringe: _____

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

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

C.	ZONING MAP CHANGE	(ATTACH ADDITIONAL SHEETS IF NEEDED)
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1) Zoning information:

a. Existing Zoning District: B-5

b. Proposed Zoning District: B-3

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

See Exhibit A

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

See Exhibit B

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

The benefit to the Town will be the long-term corporate tenant employing approximately 20 full-time employees that will fill a commercial property that has been vacant for many years. The proposed use is consistent with surrounding land uses and will allow the owner to invest in upgrades to the property.

D.	TEXT AMENDMENT	(ATTACH ADDITIONAL SHEETS IF NEEDED)
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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:

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:

EXHIBIT A

PROJECT DESCRIPTION

The building located at 1284 Main Street was built in 1941, with an addition added in 1960. Town records indicate that the historic uses of the building were commercial/industrial and storage. The existing use is a commercial storage facility with an office. The current tenant for one-half of the building is a softball training academy. The proposed use is for the regional corporate offices of Star Gas.

Star Gas plans to build an office/showroom with a storefront display of various heating and cooling equipment, log sets and water heaters. They are attracted to the site because of its central location. They plan to consolidate their Greater Hartford and Tolland County business operation at the site. They plan to employ about 20 full-time employees at the location.

In addition to the office and retail uses, Star Gas will need to park approximately 12 residential oil delivery trucks. According to Town staff, the plan to park the trucks on the site falls within the Truck Terminal, Class II use classification, which is not permitted in the B-5 Zone but is permitted use in the adjacent B-3 Zone. The parking area for the trucks will not be visible from Main Street. The parking of trucks to support the retail and office component of the property is consistent with surrounding existing land uses.

EXHIBIT B

How the Zone Change Relates to the Plan of Conservation and Development

Section 12.3 and 12.4 of the Plan of Conservation and Development states the following:

12.3. Major Plan Goals

The planning and development goals described in each chapter of this Plan of Conservation and Development are the basis for the land use designations shown on the Future Land Use Plan. Together they describe a framework that encourages preservation of stable neighborhoods, open space and recreation areas; promoting infill development and redevelopment that maximizes economic development potential while ensuring compatibility with the character and scale of surrounding areas; and enhancing and linking key assets; all under the overarching goal of maintaining and improving quality of life for all East Hartford residents. General Plan goals are found in Chapter 1, while goals for specific topics are outlined in other chapters as appropriate.

12.4. East Hartford's Future Land Use Plan

As a mature community, the majority of East Hartford's land has already been developed. However, development of the remaining vacant land, infill development and redevelopment of previously built sites in the future can significantly affect the town. In order to support and protect the quality of life as envisioned for the town's future, a balance among development, the conservation of open space and natural resources, and the preservation of historic and cultural resources is necessary. Strategic growth to achieve economic development goals has been a major focus in the crafting of this plan update. At the same time, it is recognized that protection of environmentally sensitive areas and the conservation of open space is necessary to retain East Hartford's character and quality of life. Symmetry among development, conservation and preservation is a primary focus of future land use issues in the town.

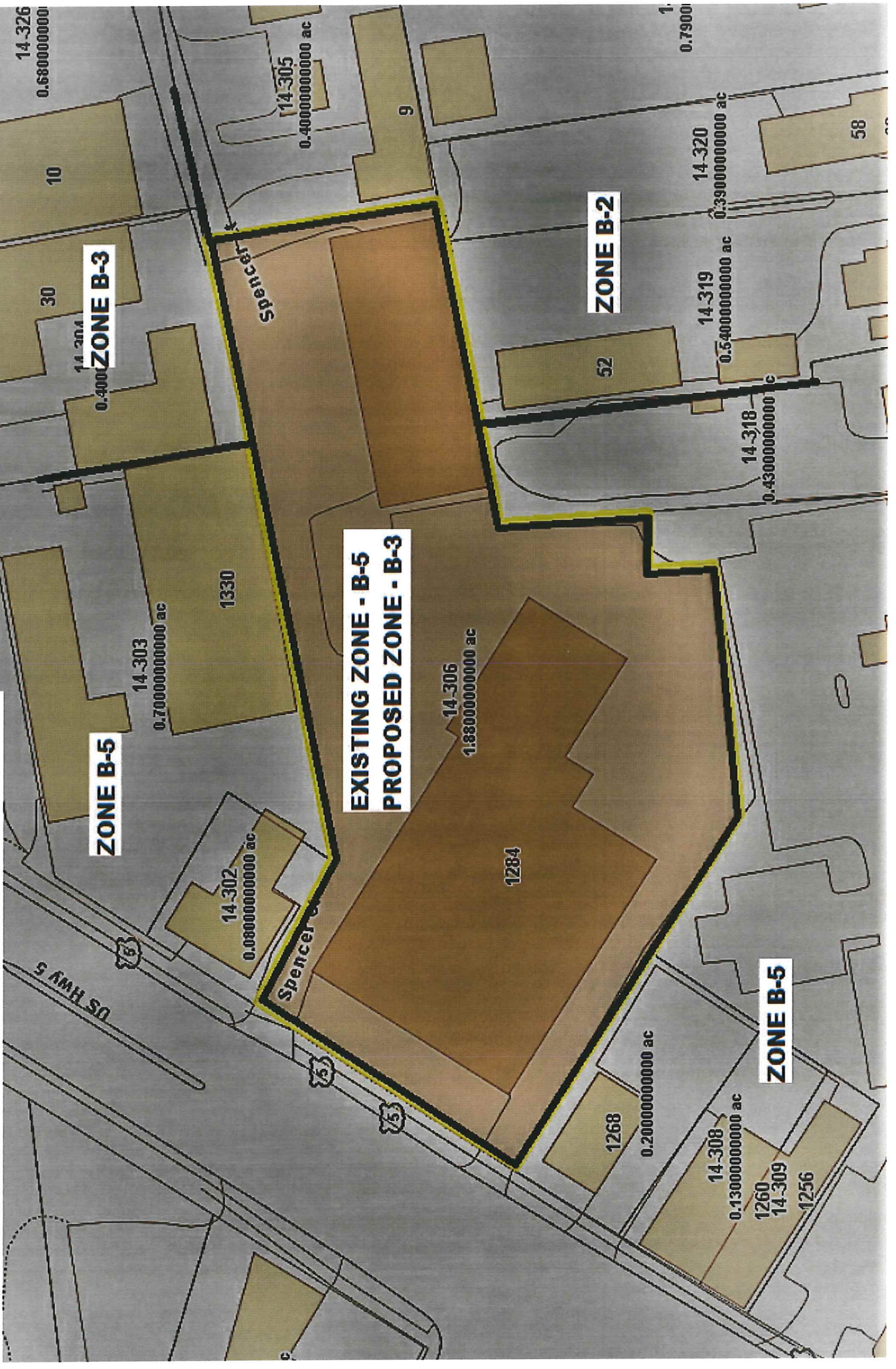
The proposed zone change addresses both of the above goals of the 2014 POCD. If the zone change is approved and Star Gas becomes a tenant at 1284 Main Street, their presence in that section of Main Street will stabilize the neighborhoods, result in significant capital investment, and bring a significant number of full-time employees. Star Gas's use of the property is compatible with the character of the neighborhood and will enhance a key building on the section of Main Street north of Burnside Avenue.

POSED ZONE CHANGE

14 MAIN STREET, EAST HARTFORD, CT

APRIL 2017

CSA PROJECT 16-19



LIST OF ABUTTERS

<u>ADDRESS</u>	<u>MBL</u>	<u>OWNER</u>	<u>ADDRESS</u>
22 John Street	14-170	22 John, LLC	22 John Street East Hartford, CT 06108
1330 Main Street	14-303	Applicant	
1268 Main Street	14-308	Saleh Hagan	42 Middle Drive East Hartford, CT
1252-1256 Main Street	14-309	Yenwood Realty, LLC	164 Knollwood Dr. Glastonbury, CT 06033
1251-1265 Main Street	14-277	RRA Properties, LLC	454 Parker Street East Longmeadow, MA 01028
1247 Main Street	14-278	Applicant	
1231 Main Street	14-275	Michelle & David Hurovitz	6971 Antnori Lane Boynton Beach, FL 33437
30 Spencer Court	14-304	Unique Realty	P.O. Box 1692 New Britain, CT 06050
9 Spencer Court	14-305	Dragon Fly Properties	1634 Tryon Street Glastonbury, CT 06073
10 Spencer Court	14-326	Rita A. Bolduc	30 Clarke Street East Hartford, CT 06108
29-27 Clark Street	14-325	Richard U. Espinosa	21 Birdseye Street New Britain, CT 06053
19 Clark Street	14-324	Jacqueline Durkins Jones	19 Clark Street East Hartford, CT 06108
11 Clark Street	14-323	Edward G. Mathews	11 Clark Street East Hartford, CT 06108
10 Clark Street	14-331	Eudesta Hernandez	114 Burnside Avenue, Apt 1Fl East Hartford, CT 06108
20 Burnside Avenue	14-310-317	Andrew and Marcia Poma	30 Osceola Avenue Irvington, NY 10583
46-50 Burnside Avenue	14-318	Sophie & Marian Dziadosz	19 Gold Street East Hartford, CT 06118
52 Burnside Avenue	14-319	Lewis Terlizzi	64 Burnside Avenue East Hartford, CT 06108
58 Burnside Avenue	14-320	Argus Holdings, LLC	58 Burnside Avenue East Hartford, CT 06108

74 Burnside Avenue	14-322	Eduardo Bastos Montiel	74 Burnside Avenue East Hartford, CT 06108
66 Burnside Avenue	14-321	66 Burnside Avenue, LLC	433 Burnside Avenue East Hartford, CT 06108



EAST HARTFORD PLANNING AND ZONING COMMISSION

Address/location of subject parcel (s): 1284 Main Street

Applicant: M. Cruickshank Co., LLC

SIGN(S) RECEIVED BY: _____ **Date** _____

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