

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

DATE: 10/10/2019

Official Receipt Date:

     /      /     

**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.): <u>                    </u> |  |

**2. SITE AND PROJECT INFORMATION**

PROPERTY ADDRESS: 148 Roberts Street ZONE: R-3/ I-2

ASSESSORS MAP AND LOT: 35-18 PARCEL SIZE (ACRES OR SQ. FT.): 5.37 ac.

PROJECT NAME: Greater Hartford Transportation District (GHTD) Facility Expansion

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

GHTD (the abutter) is experiencing increased demands for its services and thus requires additional space on site for service vehicles, which will be made possible by shifting the existing staff parking to the parcel described above. Thus, this zone change will be necessary to complete a facility expansion that will convert the existing residential lot into additional parking for its employees.

**3. PROPERTY OWNER INFORMATION**

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Greater Hartford Transit District

OWNER ADDRESS: One Union Place, Hartford, CT 06103

OWNER PHONE: 860-247-5329 OWNER EMAIL: vshotland@ghtd.org

OWNER SIGNATURE: *Vicki L. Shotland* PRINT NAME: Vicki L. Shotland, Exec. Director

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: Greater Hartford Transit District

APPLICANT ADDRESS: One Union Place, Hartford, CT 06103

APPLICANT PHONE: 860-247-5329 APPLICANT EMAIL: vshotland@ghtd.org

APPLICANT SIGNATURE: *Vicki L. Shotland* PRINT NAME: Vicki L. Shotland, Exec. Director

**5. DESIGN PROFESSIONAL INFORMATION**

☒ CHECK IF PRIMARY CONTACT

FIRM: Comprehensive Environmental, Inc. PHONE: 860-224-0442

CONTACT PERSON: Sebastian Amenta EMAIL: samenta@ceiengineers.com

**- 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: R-3/I-2

b. Proposed Zoning District: I-2

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

Concurrent with the proposed zone change for 144 Roberts Street the GHTD requests that the residential zone line be moved to be coincidental with the easterly property line.

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

The zone change is consistent with the plan of development .

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

The GTHD provides transportation services to individuals who, because of their disability, are unable to travel on the fixed route public transit service. Thus, this facility expansion and related zone change will allow for the continued freedom and mobility of persons with disabilities in East Hartford, as well as maintaining the Town's compliance with the Americans With Disabilities Act.

**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:**

**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:**



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| <input type="checkbox"/> FLOOD HAZARD – MINOR*   | <input type="checkbox"/> TEXT AMENDMENT*                       |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): <u>                    </u> |  |

**2. SITE AND PROJECT INFORMATION**

PROPERTY ADDRESS: 144 Roberts Street ZONE: R-3

ASSESSORS MAP AND LOT: 35-19 PARCEL SIZE (ACRES OR SQ. FT.): 0.76 ac.

PROJECT NAME: Greater Hartford Transportation District (GHTD) Facility Expansion

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

GHTD (the abutter) is experiencing increased demands for its services and thus requires additional space on site for service vehicles, which will be made possible by shifting the existing staff parking to the parcel described above. Thus, this zone change will be necessary to complete a facility expansion that will convert the existing residential lot into additional parking for its employees.

**3. PROPERTY OWNER INFORMATION**

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Estate of Carmine Esposito

OWNER ADDRESS: 685 Matson Hill Road, South Glastonbury, CT 06073

OWNER PHONE: 860 490 5130 OWNER EMAIL: *lisanivyesposito@yahoo.com*

OWNER SIGNATURE: *Lisa Esposito, Executor* PRINT NAME: Lisa Esposito, Executor

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.

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APPLICANT: Greater Hartford Transit District

APPLICANT ADDRESS: One Union Place, Hartford, CT 06103

APPLICANT PHONE: 860-247-5329 APPLICANT EMAIL: vshotland@ghtd.org

APPLICANT SIGNATURE: *Vicki L. Shotland* PRINT NAME: Vicki L. Shotland, Exec. Director

**5. DESIGN PROFESSIONAL INFORMATION**

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FIRM: Comprehensive Environmental, Inc.

PHONE: 860-224-0442

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**(ATTACH ADDITIONAL SHEETS IF NEEDED)**

**1) Zoning information:**

a. Existing Zoning District: R-3

b. Proposed Zoning District: I-2

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

144 Roberts Street consists of a single family home. That has not been used as a residence for many years, most recently used by a welding co. for storage. Industrial uses exist to the west.

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

The zone change is consistent with the plan of development .

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

The GTHD provides transportation services to individuals who, because of their disability, are unable to travel on the fixed route public transit service. Thus, this facility expansion and related zone change will allow for the continued freedom and mobility of persons with disabilities in East Hartford, as well as maintaining the Town's compliance with the Americans With Disabilities Act.

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DETENTION BASIN  
BOTTOM EL.=46.60

SEEDING NOTES  
EL. 46-48: MOST MIX GRASS SEED  
EL. 48-51: WILDLIFE MIX GRASS SEED

OUT-03  
RCP FLARED END SECTION  
WITH RIP RAP PLUNGE POOL  
AND SEDIMENT FILTER BERM  
OUTLET INV=45.50  
BOTTOM PLUNGE POOL ELEV=45.00  
TOP OF BERM ELEV=46.50  
SEE DETAIL SHEET

OUTLET CONTROL STRUCTURE  
TOP OF GRATE=50.20  
INV IN (4")=48.00  
INV IN (8")=47.00  
INV IN (2) (8"x12")=49.50  
OUTLET PIPE INV OUT (18")=45.70  
(SEE DETAILS)

SAND FILTER  
(SEE DETAILS)

EMERGENCY SPILLWAY  
EL=50.50

HDPE FLARED END SECTION  
WITH TRASH RACK  
OUTLET INV=47.00  
(SEE DETAIL)

MAINTENANCE ACCESS RISER  
(SEE DETAIL)

SUB-SURFACE STORAGE SYSTEM  
(6) 36" HDPE  
BOTTOM EL.=47.00  
LENGTH=250'  
VOLUME=10,500 CF  
(SEE DETAIL FOR PIPE/HEADER LAYOUT)

CELL TOWER

CELLULAR COMMUNICATION  
BASE STATION FACILITY

N/F DOUBLE E PROPERTIES  
OF MIDDLETOWN, LLC  
148 ROBERTS STREET  
(35-18A)

WETLAND BOUNDARY

STONE FOREBAY BERM  
FLOW-THROUGH WIRE GABION  
6" CRUSHED STONE

PROPERTY BOUNDARY  
SETBACK

PROPERTY BOUNDARY  
SETBACK

PROPERTY BOUNDARY  
SETBACK

N/F TOWN OF EAST HARTFORD  
150 ROBERTS STREET  
(36-18-A)

RESIDENTIAL 3

EXISTING ZONE  
BOUNDARY

1,000 GALLON  
OIL/WATER SEPARATOR  
VENTED  
INV IN=49.50  
INV OUT=49.40

DUMPSTER WITH  
FENCE SCREENING  
& CONCRETE PAD  
(16'x8') (SEE DETAIL)

GREATER HARTFORD  
TRANSIT DISTRICT  
148 ROBERTS STREET  
(35-18)

INDUSTRIAL 2

15' UTILITY EASTMENT

N/F DOUBLE E PROPERTIES  
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148 ROBERTS STREET  
(35-18A)

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OUTLET  
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# PARATRANSIT OPERATIONS & MAINTENANCE FACILITY

148 ROBERTS STREET EAST  
HARTFORD, CT 06118



## SITE PARKING EXPANSION CONCEPTUAL PLANS

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |



COMPREHENSIVE  
ENVIRONMENTAL  
INCORPORATED

1 HARTFORD SQUARE-EAST  
SUITE 227, NEW BRITAIN, CT 06052

## EXISTING ZONE BOUNDARIES

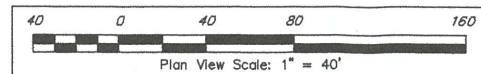
Project: NO. 355  
Date: 8/13/2019  
Designed by: MC  
Checked by: SA  
Scale: As Shown

Sheet:

C-1

## PROJECT EXISTING OVERVIEW

SCALE: 1" = 40'

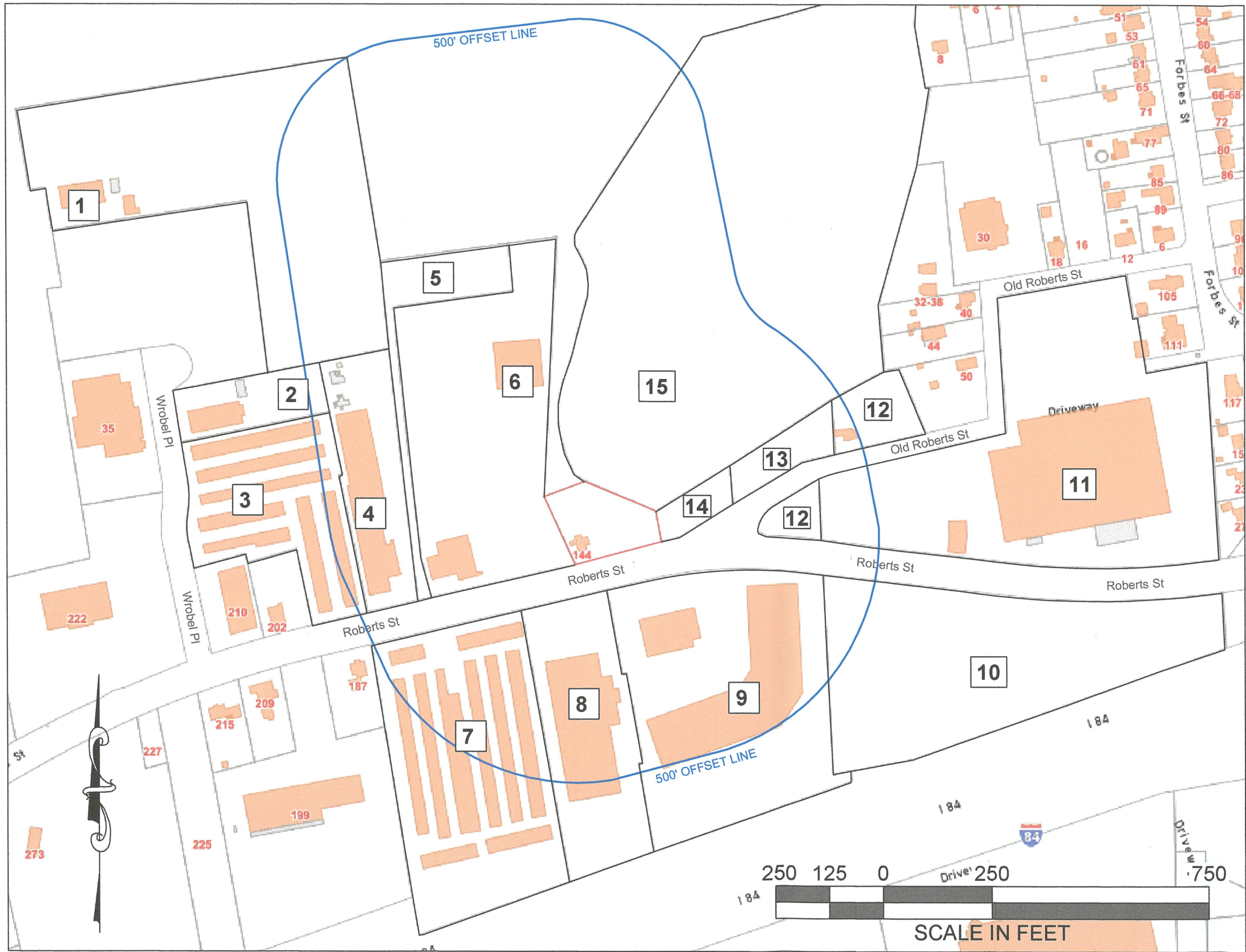








# East Hartford Zone Change Application - Parcels Within 500 ft



## PARCEL INFORMATION: ADDRESS AND OWNERSHIP

1. 54 Wrobel Place  
54 Wrobel Place LLC
2. 42 Wrobel Place  
Bigson LLC
3. 188 Roberts Street  
Storage Equities Partnership
4. 178-182 Roberts Street  
Bigson LLC
5. Rear 148 Roberts Street  
CARO LLC
6. 148 Roberts Street  
Greater Hartford Transit District
7. 171 Roberts Street  
E.S.S. Prisa LLC
8. 151 Roberts Street  
151 Roberts LLC
9. 111-121 Roberts Street  
David Associates 111 LLC
10. 9 Roberts Street  
65 Roberts Street Limited Partnership
11. 65 Old Roberts Street  
65 Roberts Street Limited Partnership LLC
12. 88 Old Roberts Street  
Deutsche Bank National Trust
13. 96 Old Roberts Street  
Town of East Hartford
14. 100 Old Roberts Street  
Town of East Hartford
15. Church Street Rear  
Town of East Hartford

