TOWN OF EAST HARTFORD
PLANNING & ZONING COMMISSION
APPLICATION FORM

DATE: 3/26/18

Official Receipt Date: ___/___/___

1. APPLICATION TYPE: (CHECK ALL THAT APPLY) *COMPLETE SECTION ON PAGE 2 OR 3

- ☐ SITE PLAN APPLICATION
- ☐ SITE PLAN MODIFICATION
- ☐ FLOOD HAZARD – MAJOR*
- ☐ FLOOD HAZARD – MINOR*
- ☐ NATURAL RESOURCES REMOVAL AND FILLING
- ☑ SPECIAL USE PERMIT*
- ☐ ZONING MAP CHANGE*
- ☐ TEXT AMENDMENT*
- ☐ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 15 Milbrook Dr ZONE: R-3

ASSESSORS MAP AND LOT: 19-248 PARCEL SIZE (ACRES OR SQ. FT.): 1.88 Acres

PROJECT NAME: Change of use from church to senior center

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

A special use permit application to change the use of Blessed Sacrament Church to the Town of East Hartford Senior Center.

3. PROPERTY OWNER INFORMATION ☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Blessed Sacrament Church

OWNER ADDRESS: 36 Cambridge Dr, East Hartford, CT 06118

OWNER PHONE: 860-568-5240 OWNER EMAIL: FR.GWOZDZ@AOHCT.ORG

OWNER SIGNATURE: Rev. John P. Gwozdz PRINT NAME: REV. JOHN P. GWOZDZ

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: Town of East Hartford

APPLICANT ADDRESS: 740 Main Street, East Hartford, CT 06108

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: Timothy A. Bockus

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:** 207.10

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

The Plan of Conservation and Development Future Land Use Plan designates this property as Medium Density Residential, which is compatible with other similar places of public assembly. It also recommends that the Town plan for a new facility that can accommodate the future needs of the growing senior population.

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

The proposed use will allow the town to provide the requisite services in an updated facility. A new facility will be ADA accessible, located on a transit line, and have more usable space for programming.

B. FLOOD HAZARD ZONE – MAJOR DEVELOPMENT OR MINOR DEVELOPMENT

1) **Name of associated watercourse:** _____

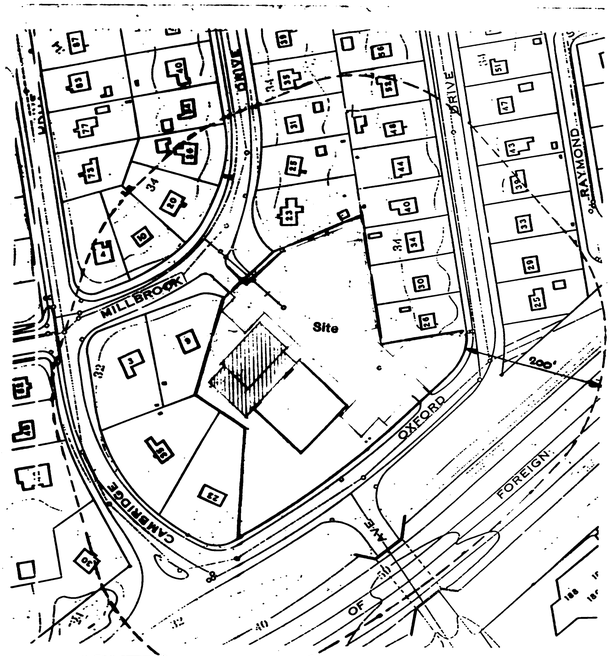
2) **Total amount of land (in sq. ft.) to be affected within the:**

   a. **Flood Hazard Zone:** _____

   b. **Floodway:** _____

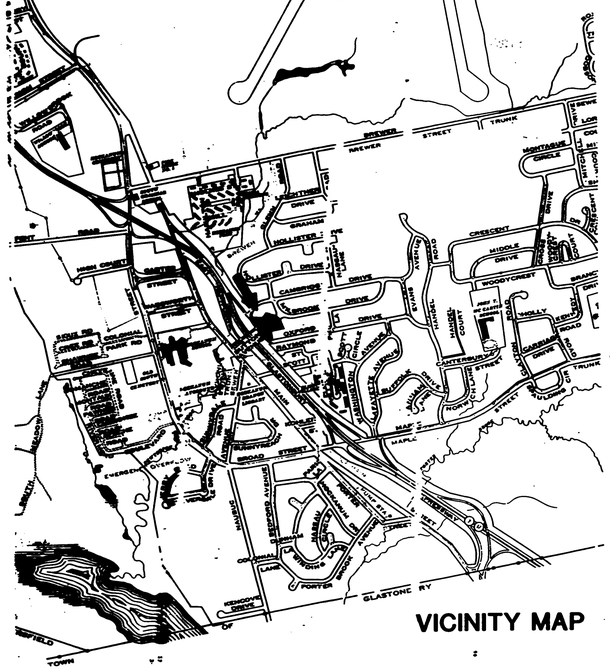
   c. **Floodway fringe:** _____

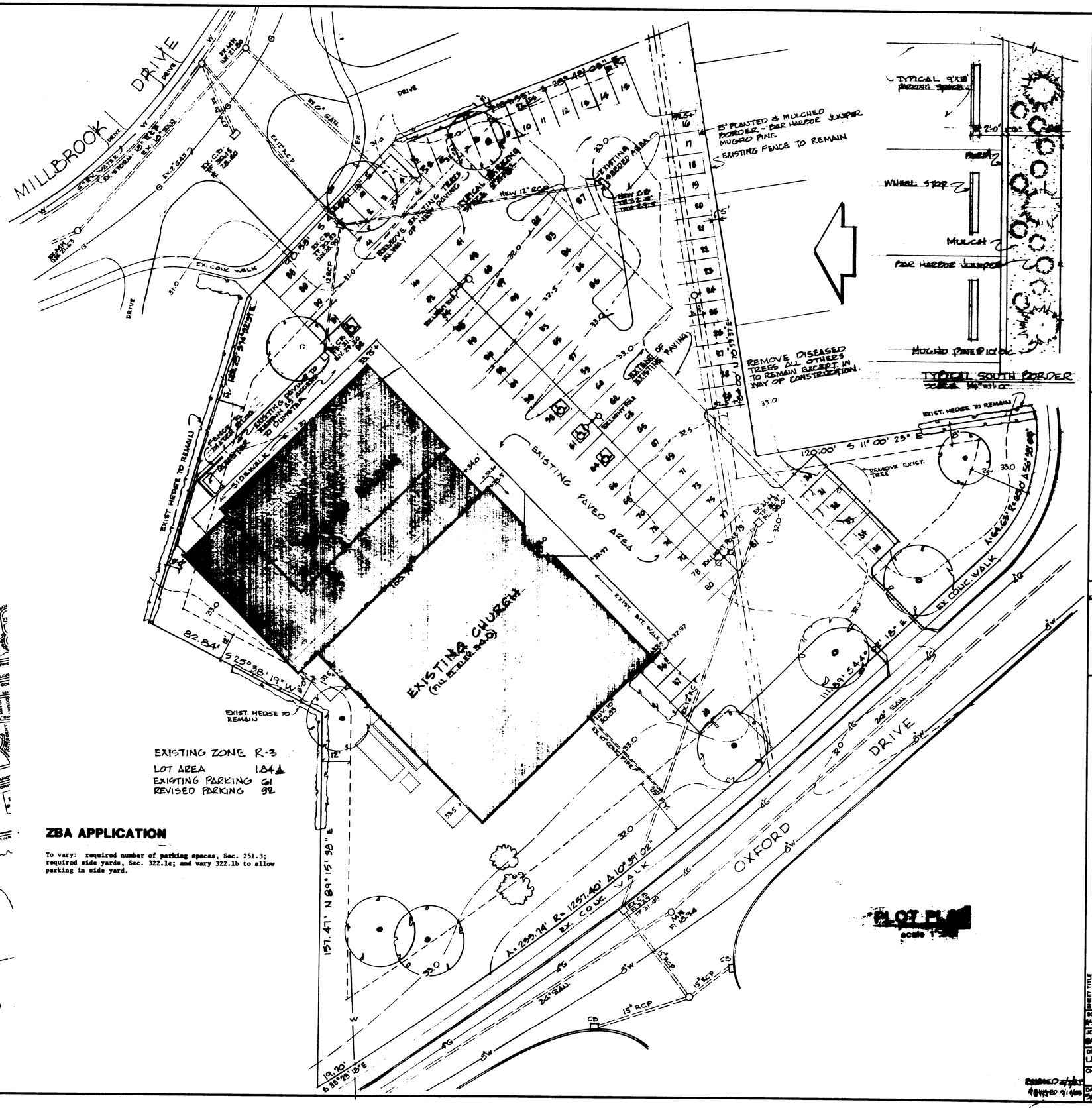
3) **Enumerate methods of compliance with Sections 601.10, 601.11, and 601.12 of the Zoning Regulations:**



ABUTTING PROPERTY SITE PLAN

scale 1":100'





PLOT PLAN

scale 1":20'

ZBA APPLICATION

To vary: required number of parking spaces, Sec. 251.3; required side yards, Sec. 322.1e; and vary 322.1b to allow parking in side yard.

frazier lamson & budlong architecture & planning
89 connecticut boulevard, east hartford, ct 06108 (203) 289-9891

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT NAMED HEREON WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY SUCH UNAUTHORIZED USE WILL BE AT THE USER'S RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE

STATE OF CONNECTICUT — REGISTERED ARCHITECT

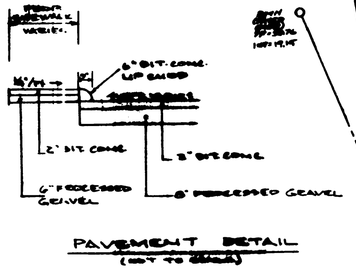
SHEET TITLE: PLANNING & ZONING PLANS

JOB NAME: BLESSED SACRAMENT PARISH HALL

EAST HARTFORD CONNECTICUT

SCALE	1"=20'
JOB NO.	8406.03
DRAWN	LSF
CHECKED	
DATE	7/14/84

REVISED 9/14/84



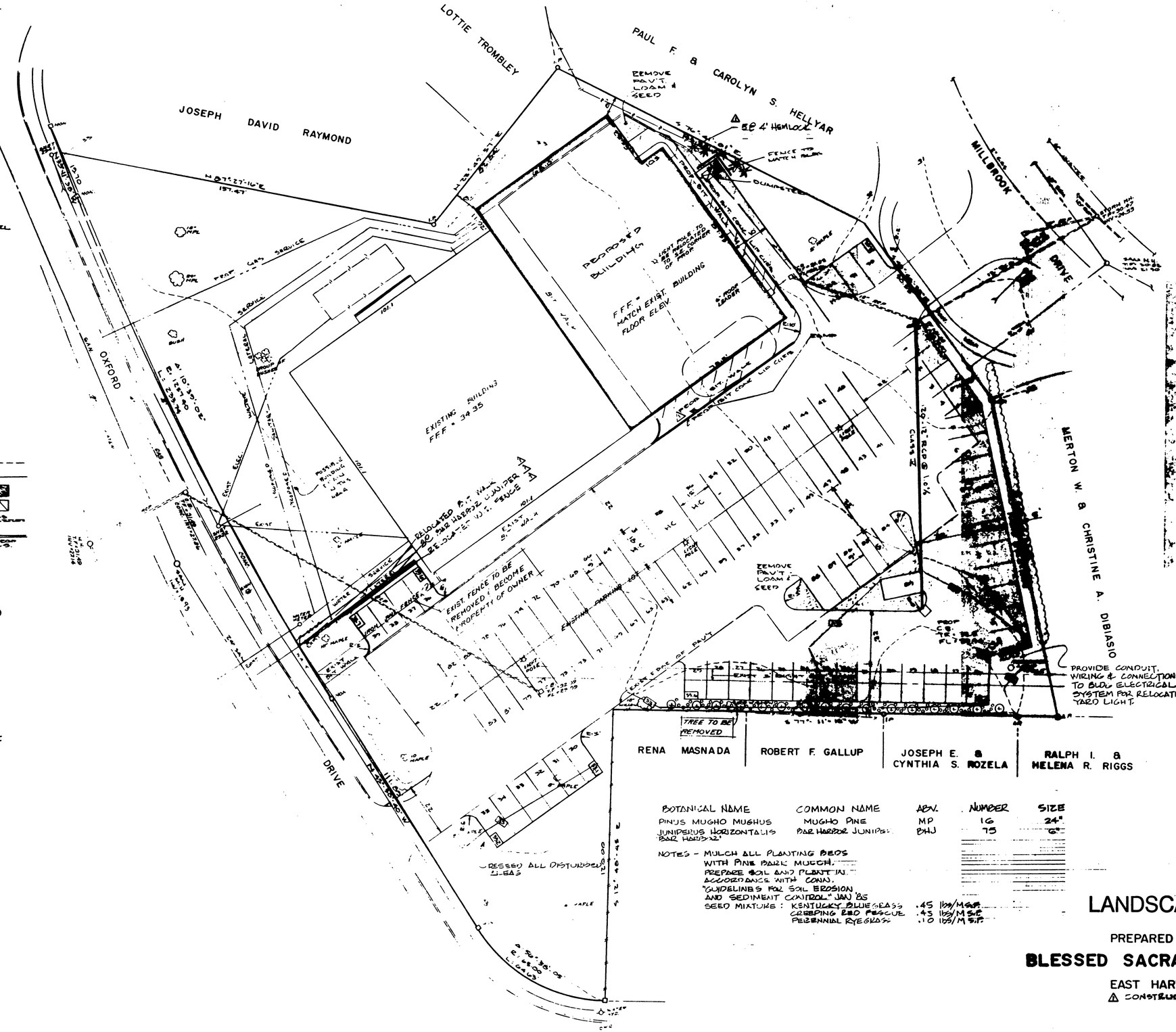
PAVEMENT DETAIL
(NOT TO SCALE)

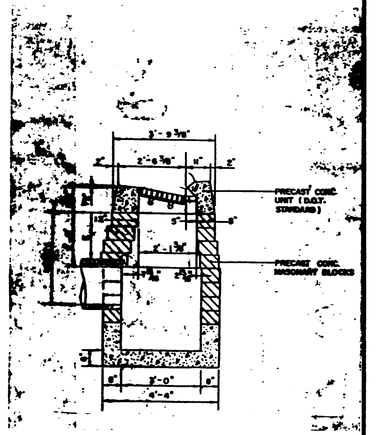
LEGEND

PROP. ELEVATION
EXIST. CONTOUR
PROP. CONTOURS
PROP. BIT. CONC. PAVIT
PROP. BIT. CONC. SIDEWALK
EXIST. CATCH BASIN & PIPE
PROP. CATCH BASIN & PIPE

PARKING 92 SPACES
(4 HANDICAPPED)

NOTE:
LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SOME MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND/OR EXISTENCE OF ANY UTILITIES PRIOR TO CONSTRUCTION.





CATCH BASIN DETAIL
TYPE "C"
(NOT TO SCALE)

BOTANICAL NAME	COMMON NAME	ABV.	NUMBER	SIZE
PINUS MUGHO MUGHUS	MUGHO PINE	MP	16	24"
JUNIPERUS HORIZONTALIS BAR HARBOR	BAR HARBOR JUNIPER	BHJ	75	6"

NOTES - MULCH ALL PLANTING BEDS WITH PINE BARK MULCH.
PREPARE SOIL AND PLANT IN ACCORDANCE WITH CONN. "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" JAN 85

SEED MIXTURE:

KENTUCKY BLUEGRASS	.45	lbs/M s.f.
CREEPING RED FESCUE	.45	lbs/M s.f.
PERENNIAL RYEGRASS	.10	lbs/M s.f.

LANDSCAPING PLAN

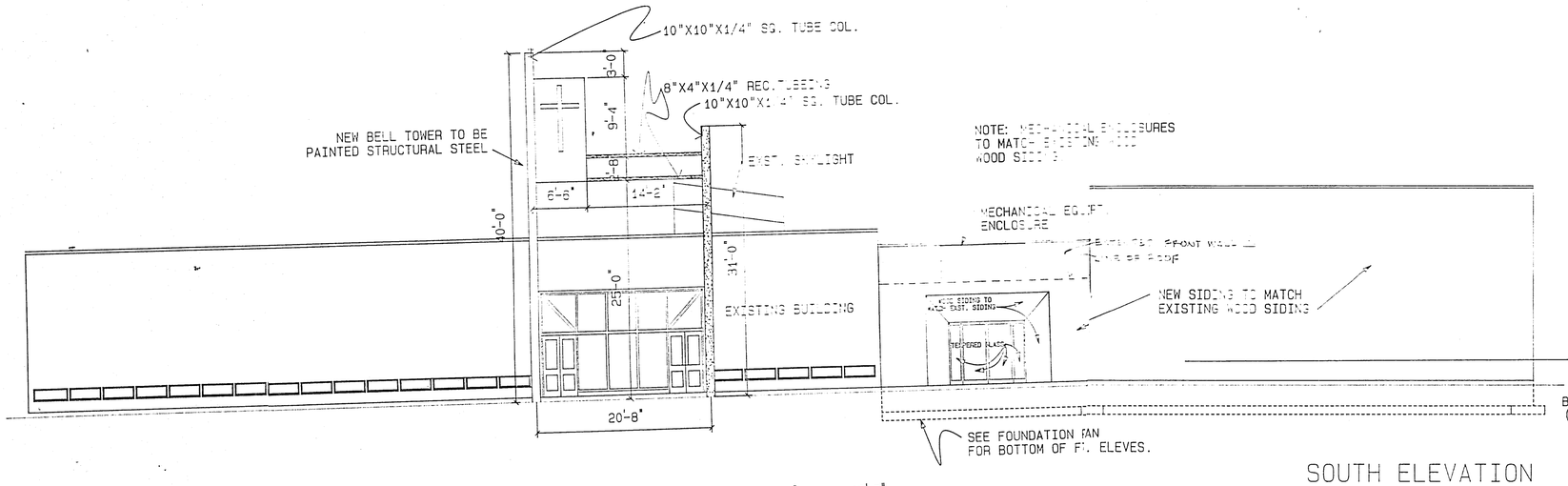
PREPARED FOR

BLESSED SACRAMENT PARISH HALL

EAST HARTFORD, CONN.

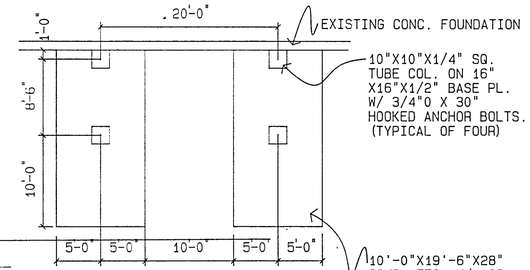
⚠ CONSTRUCTION REVISIONS.

SIT-2
4/21/86



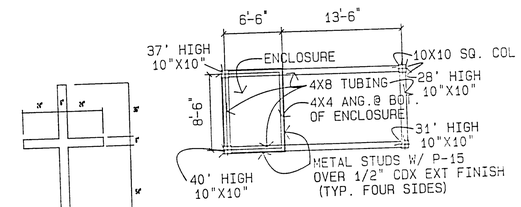
SOUTH ELEVATION

SCALE; 1/8"=1'-0"



BELL TOWER FOOTING PLAN

SCALE; 1/8" = 1'-0"



BELL TOWER PLAN

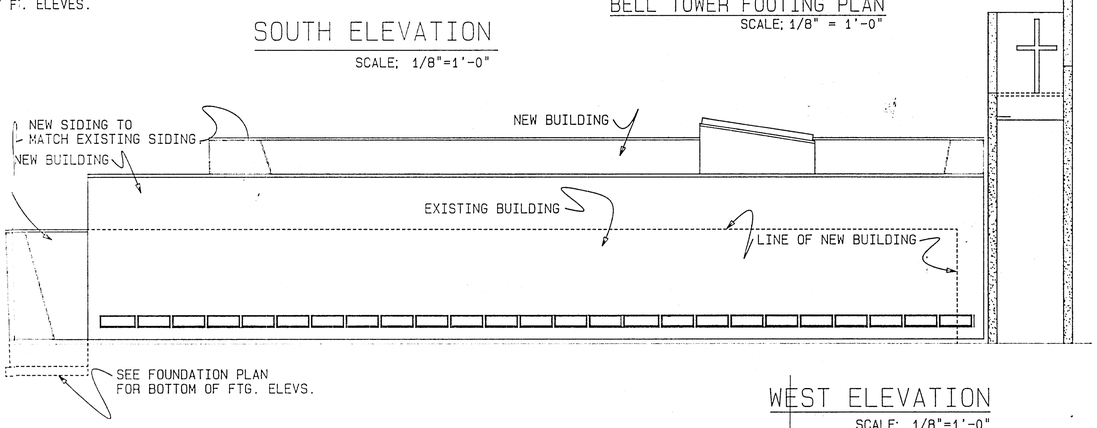
SCALE; 1/8" = 1'-0"

TOP OF ENCLOSURE TO BE ROOFED WITH WEATHER TIGHT COVERING.

CROSS TO BE FABRICATED FROM 2"X6" BLACK ANODIZED, ALUM. TUBE.

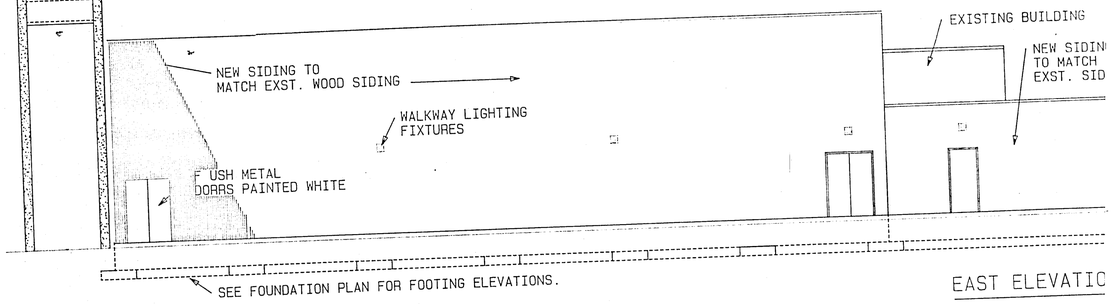
DETAIL OF CROSS

(FOUR REQUIRED)

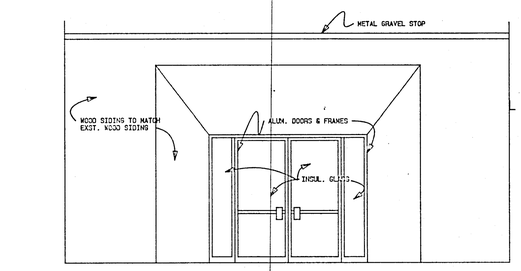


WEST ELEVATION

SCALE; 1/8"=1'-0"

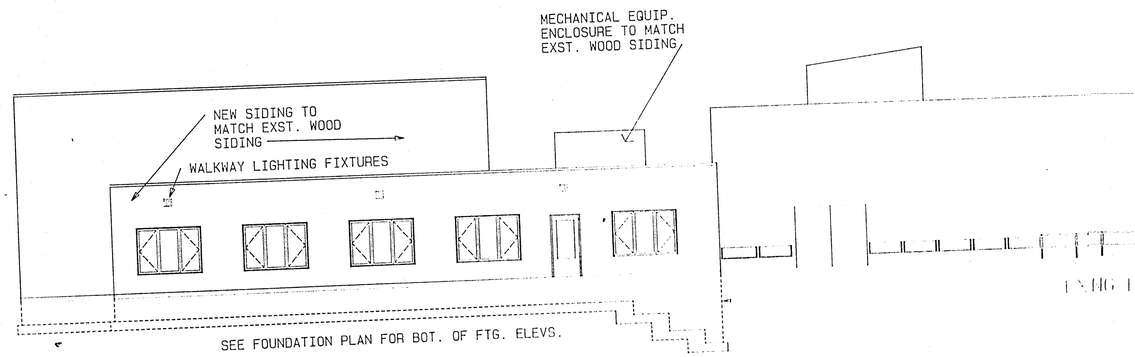


EAST ELEVATIO



ELEVATION SOUTH ENTRANCE

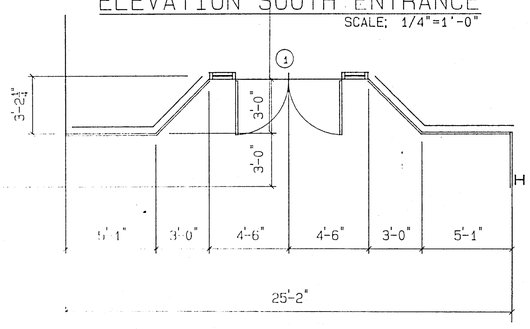
SCALE; 1/4"=1'-0"



EXISTING BUILDING

NORTH ELEVATION

SCALE; 1/8"=1'-0"



PLAN, SOUTH ENTRANCE

SCALE; 1/4"=1'-0"

Δ CONSTRUCTION REVISIONS

Revised Sept 1989

frazier lamson & budlong, p.c. architecture & planning
29 connecticut boulevard, east hartford, ct 06108 (203) 289-9391

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON OR ENTITY EXCEPT THAN THAT NAMED HEREON WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USERS RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.

SHEET TITLE: EXTERIOR ELEVATIONS

JOB NAME: BLESSED SACRAMENT CHURCH
15 MILLBROOK DRIVE EAST HARTFORD, CONNECTICUT

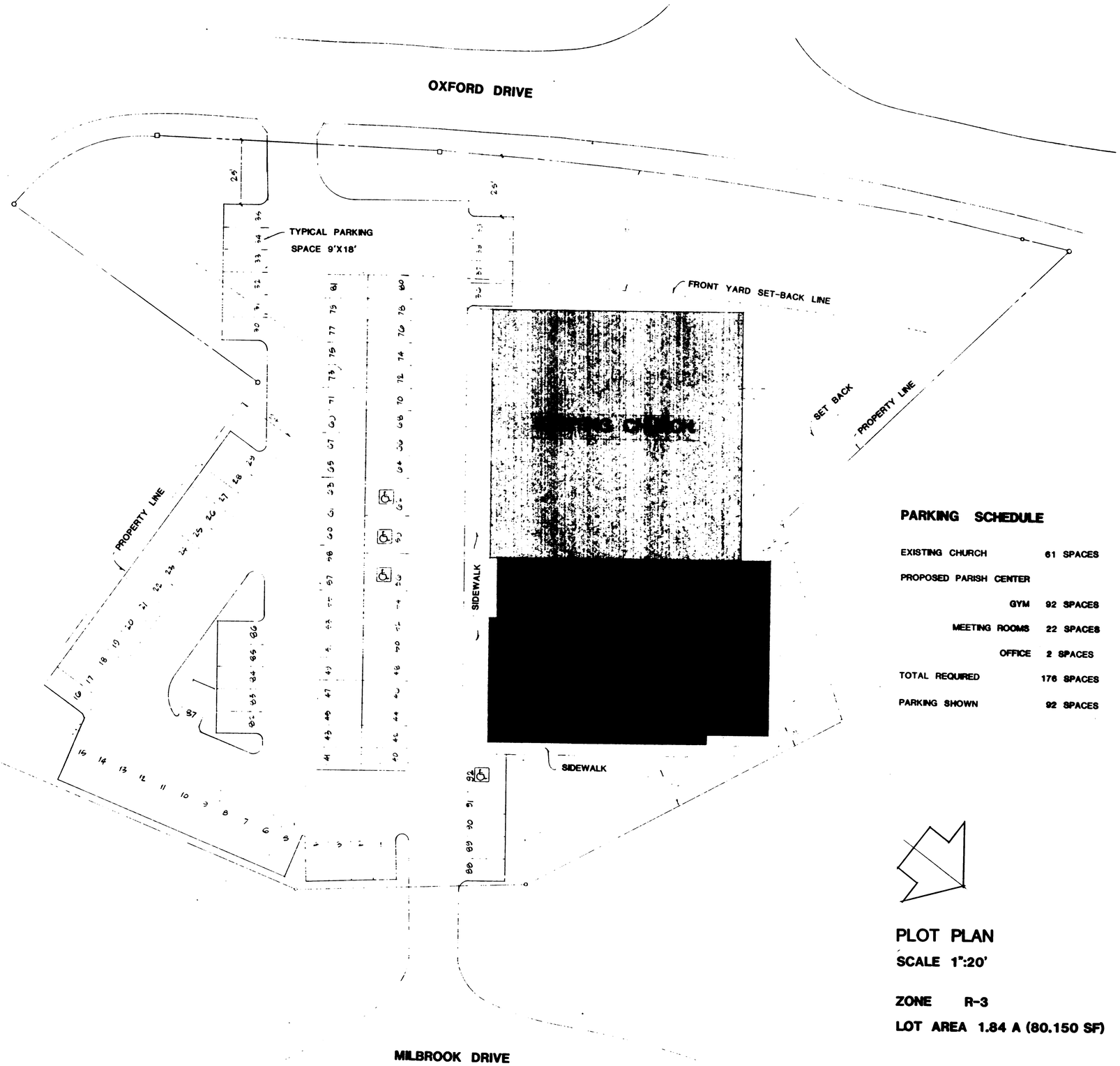
SCALE	
JOB NO.	
DRAWN	
CHECKED	
DATE	10/15/88

A-3

ABUTTING PROPERTY OWNERS

Parcel	Owner	Address
252	Joseph Raymond	23 Cambridge Drive
251	Lottie Trombly	35 Cambridge Drive
249	Paul & Carolyn Hellyar	9 Millbrook Drive
225	Herbert & Meredith Hills	10 Millbrook Drive
226	Frank & Concetta Hoya	20 Millbrook Drive
247	Mertes & Christine DiBiasio	23 Millbrook Drive
257	Ralph & Helena Riggs	40 Oxford Drive
256	Joseph & Cynthia Rozela	34 Oxford Drive
255	Robert Gallup	30 Oxford Drive
254	Rena Mameda	26 Oxford Drive
207	State of Connecticut	

Rt. 2 Glastonbury Expressway, State of Connecticut



PARKING SCHEDULE

EXISTING CHURCH	61 SPACES
PROPOSED PARISH CENTER	
GYM	92 SPACES
MEETING ROOMS	22 SPACES
OFFICE	2 SPACES
TOTAL REQUIRED	176 SPACES
PARKING SHOWN	92 SPACES

PLOT PLAN

SCALE 1":20'

ZONE R-3

LOT AREA 1.84 A (80.150 SF)

frazier lamson & budlong pc architecture & planning
29 connecticut boulevard, east hartford, ct 06108 (20

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON, OR CORPORATION OTHER THAN THAT NAMED HEREON WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY UNAUTHORIZED USE WILL BE SOLELY AT THE USERS RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE

SHEET TITLE: ZONING BOARD OF APPEALS PLAN

JOB NAME: BLESSED SACRAMENT CHURCH

15 MILLBROOK DRIVE EAST HARTFORD CT

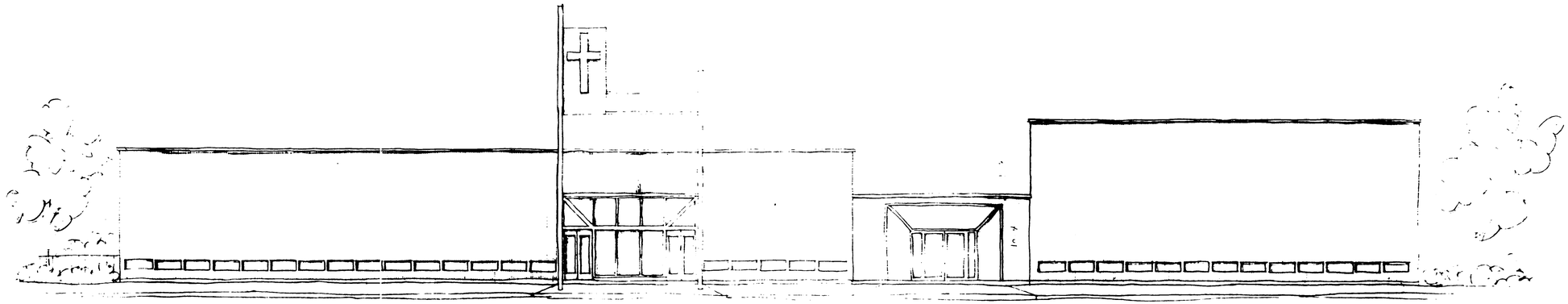
SCALE: As shown

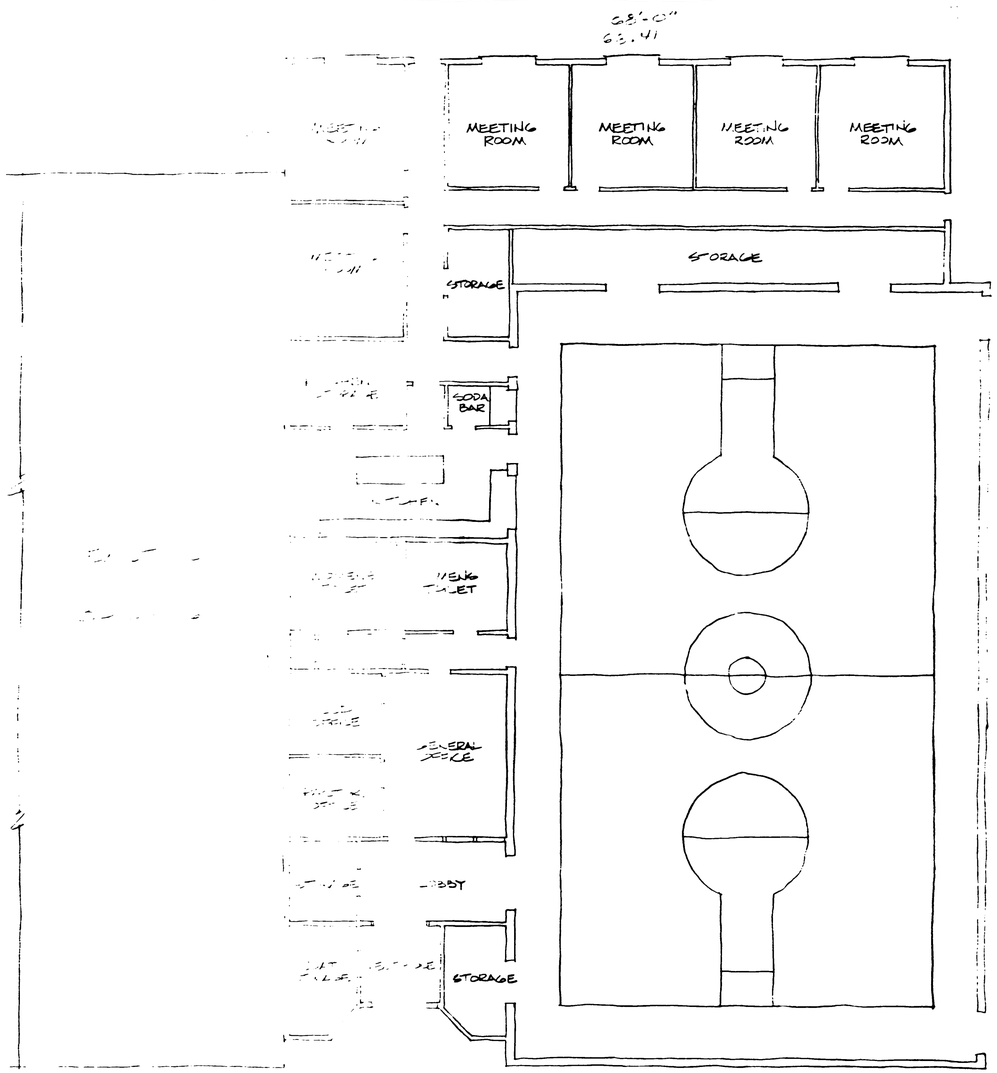
JOB NO: 84A083

DRAWN: GM/LRF

CHECKED:

DATE: 5/14/85

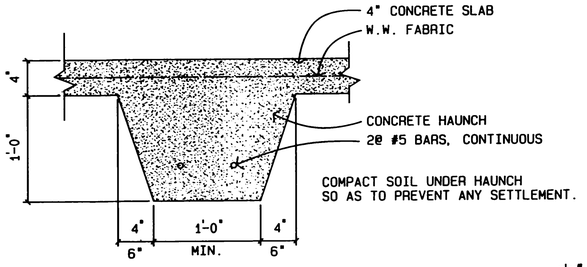




BLESSED SACRAMENT
PARISH CENTER ADDITION

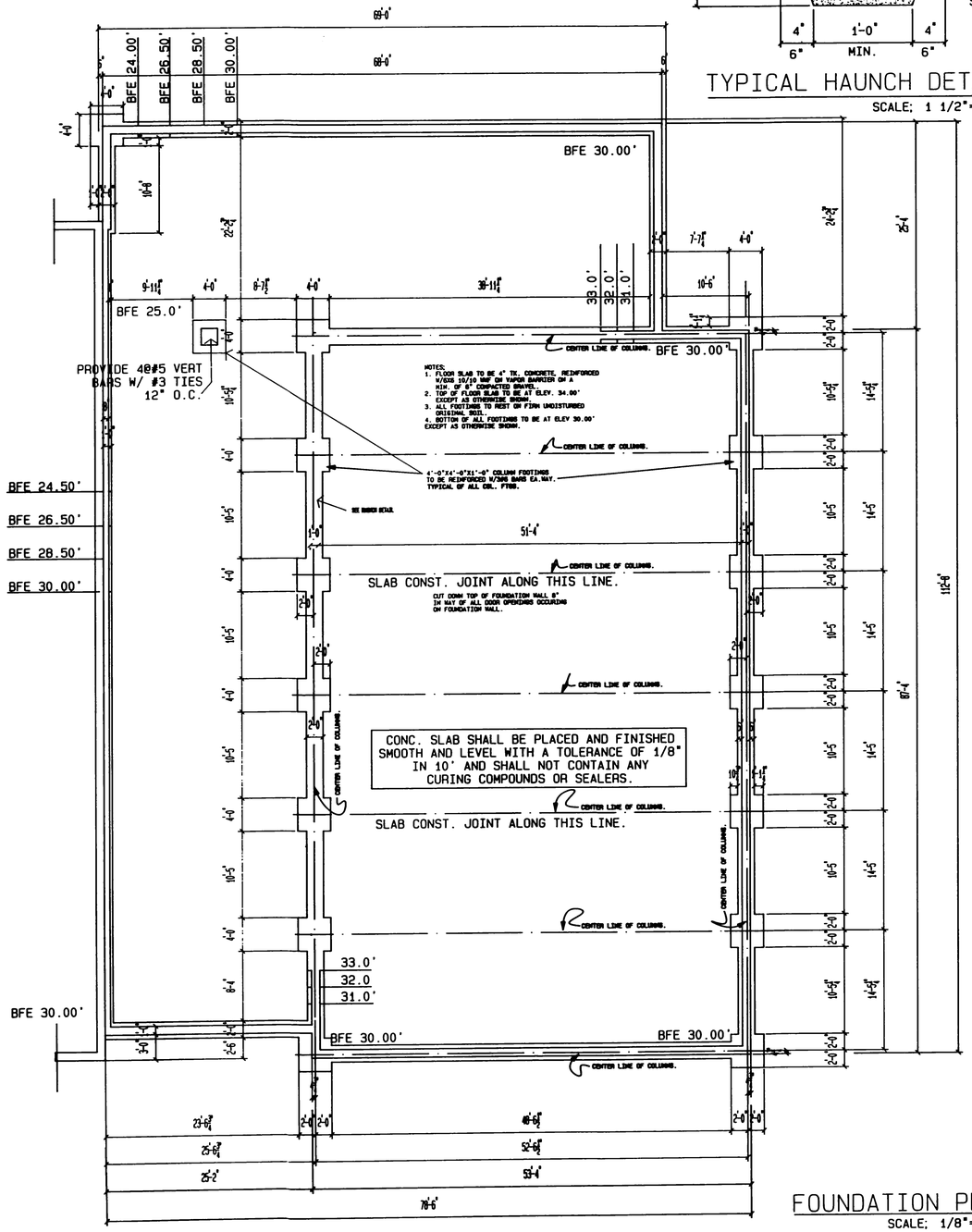
EAST HARTFORD, **CONN.**

frazier
lamson
& budlong **arch tecture & planning**
2[illegible] connecticut boulevard, east h rtford ct 06108 (203) 289-9391



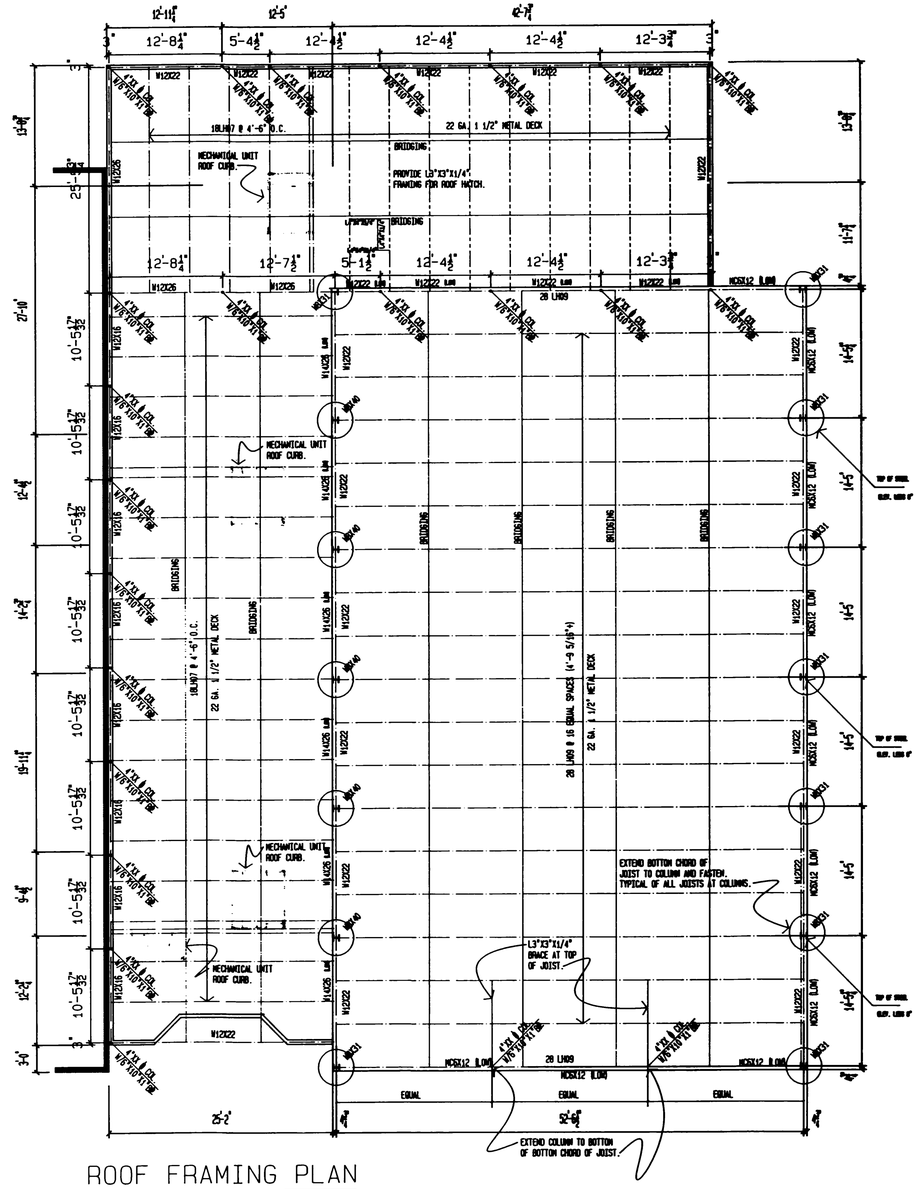
TYPICAL HAUNCH DETAIL

SCALE: 1 1/2"=1'-0"



FOUNDATION PLAN

SCALE: 1/8"= 1'-0"



ROOF FRAMING PLAN

frazier lamson & budlong, p.c. architecture & planning
29 connecticut boulevard, east hartford, ct 06108 (203) 289-9891

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON, OR CORPORATION OTHER THAN THAT NAMED HEREON WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND ANY UNAUTHORIZED USE WILL BE SOLELY AT THE USERS RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.

SHEET TITLE: FOUNDATION & FRAMING PLAN

JOB NAME: BLESSED SACRAMENT CHURCH
15 MILLBROOK DRIVE EAST HARTFORD, CONNECTICUT

SCALE

JOB NO.

DRAWN

CHECKED

DATE 10/15/86

A-1

BUILDING DATA

USE GROUP		A4
CONST. TYPE		4A
ALLOWABLE AREA		15,300 S.F.
EXST. BLDG. AREA	10,000 S.F.	
ADDITION AREA	8,478 S.F.	
TOTAL BLDG AREA		18,478 S.F.
ST. FRONTAGE INCREASE		20,043 S.F.
BLDG PERIMETER	582.34'	
25% PERIMETER	145.58'	
ST. FRONTAGE	236.0'	
ST. FRONTAGE - 25% PERIMETER	90.42' (15.5%)	
AREA INREASE	31% (4743 S.F.)	
ALLOWABLE BLDG. HT.		45'
BLDG. HT.		24'

FOLDING PARTITION TO BE A SOUNDMASTER MODEL SM 12 AS MANUFACTURED BY MODERNFOLD.

PROVIDE JAMB-LOCK AND LOCKS OPTIONS TOGETHER WITH MASTER KEYED CYLINDER.

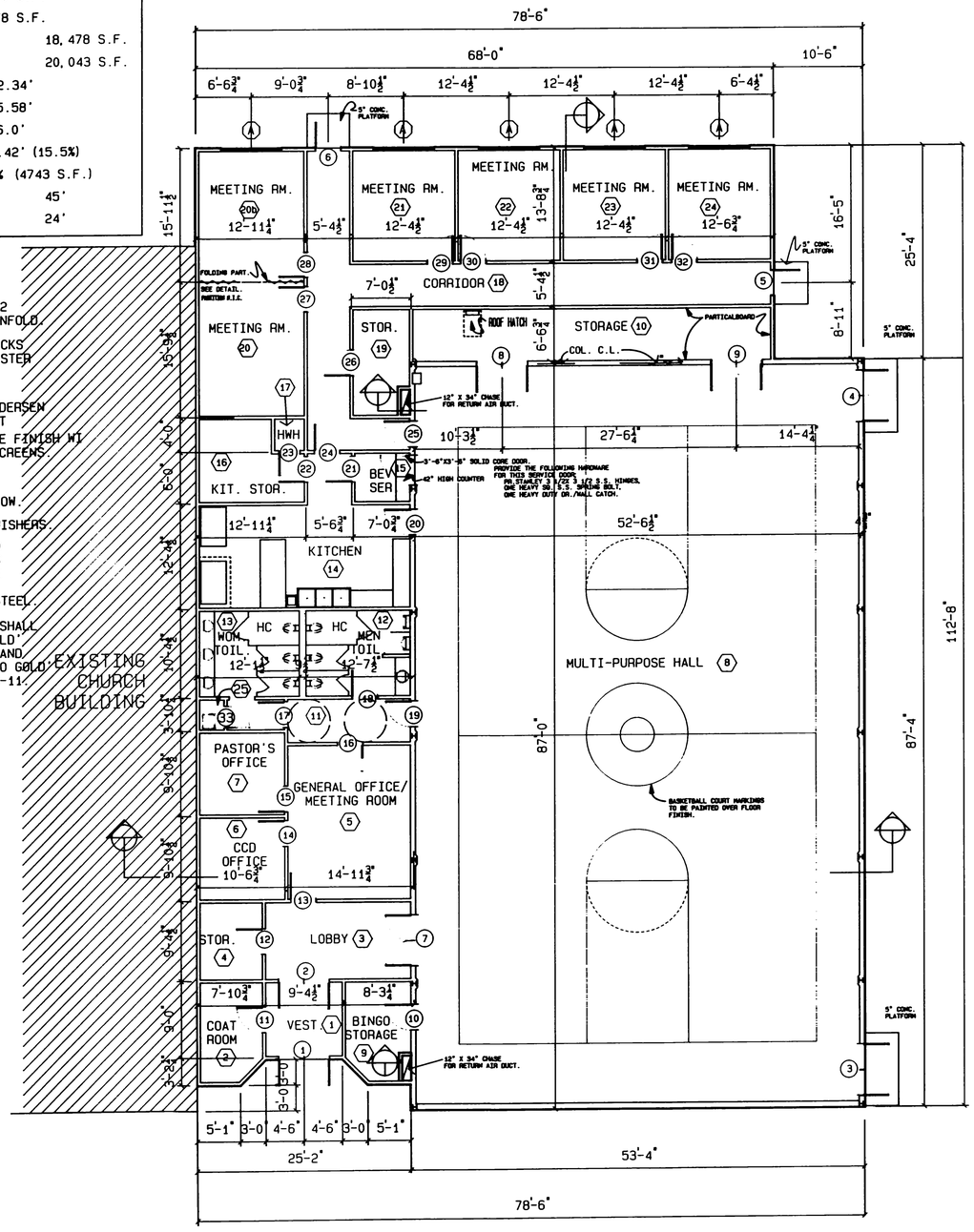
(A) TYPE WINDOW TO BE ANDERSEN PERMA-SHIELD CASEMENT SUPPLY UNITS IN WHITE FINISH W/ FINISH WITH INSECT SCREENS

LADDER TO ROOF HATCH TO BE METAL 2"X2" ANGLE IRON PAINTED SAFETY YELLOW.

PROVIDE SIX FIRE EXTINGUISHERS.

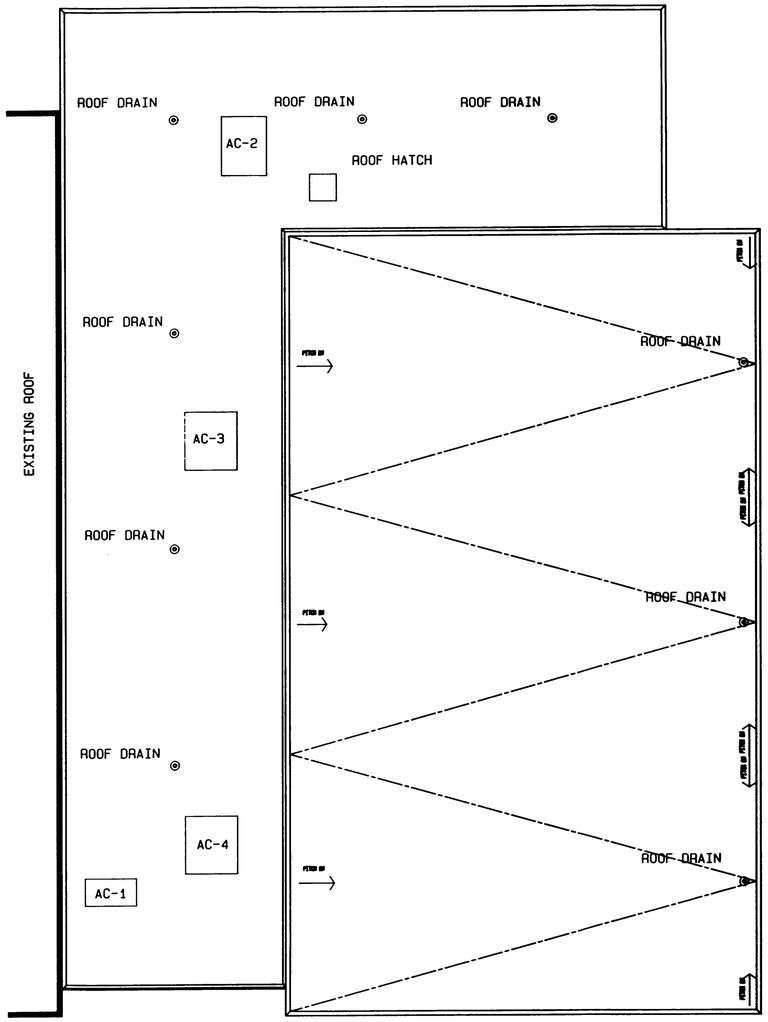
BELL TOWER TO BE PAINTED WHITE USING A HIGH GLOSS URETHANE WITH COMPATABLE PRIMER AND BASE COAT. OVER PROPERLY PREPARED STEEL.

FOR ALTERNATE 'a' PAINT SHALL BE EQUAL TO 'CORONADO GOLD' OIL HOLST & TRIM 9-LINE AND PRIMER EQUAL TO 'CORONADO GOLD' OIL HOLST PAINT PRIMER 9-11.



FLOOR PLAN

SCALE: 1/8"=1'-0"



ROOF PLAN

SCALE 1/8"=1'-0"

frazier lamson & budlong, p.c. architecture & planning

29 connecticut boulevard, east hartford, ct 06108 (203) 289-9891

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON, OR CORPORATION OTHER THAN THAT FOR WHICH IT WAS PREPARED WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USERS RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.

SHEET TITLE: FLOOR & ROOF PLANS

JOB NAME: BLESSED SACRAMENT CHURCH

15 MILLBROOK DRIVE EAST HARTFORD, CONNECTICUT

SCALE

JOB NO.

DRAWN

CHECKED

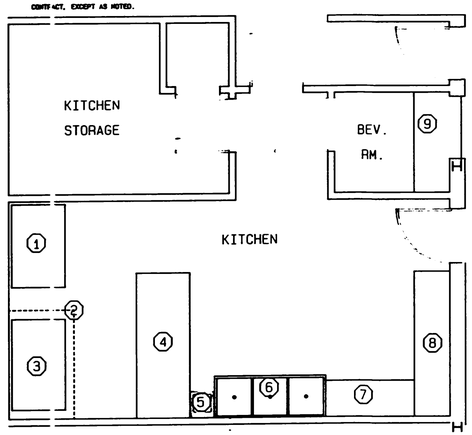
DATE 10/15/86

A-2

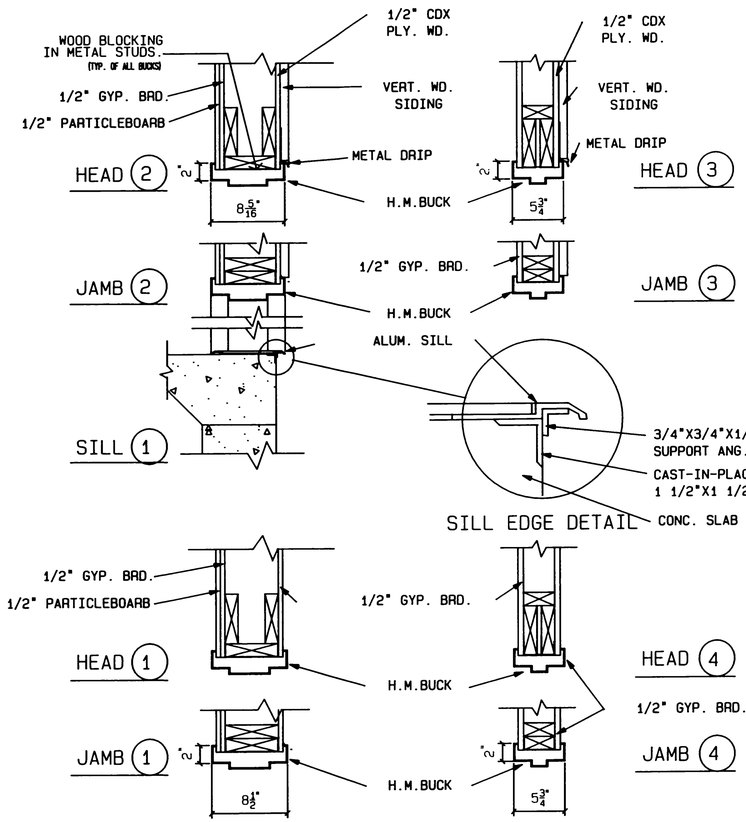
KITCHEN EQUIPMENT

NO.	ITEM	UTILITY	MANFT. & CAT. NO.
1	REFRIGERATOR REACH IN, DOUBLE DR.	ELECTRIC	ELEMCO, 72" BY OWNER
2	HOOD	ELECTRIC	BY OWNER
3	RANGE / OVEN	GAS	GR-12, 6 BURNER AND DOUBLE OVEN BY OWNER
4	8' "NO SIDED S.S. WORK TABLE	HOME	BY OWNER
5	HAND SINK	H&C WATER	BY G.C.
6	3 COMPARTMENT SINK W/ DISPOSAL	ELECTRIC H&C WATER	GREASE INTERCEPTOR BY G.C.
7	5' S.S. WORK TABLE	HOME	G.C. TO PROVIDE HOSE BIB.
8	8' S.S. WORK TABLE	HOME	BY OWNER
9	ICE MAKER	ELECTRIC	SCOTSMAN, 24" UNDERCOUNTER BY OWNER

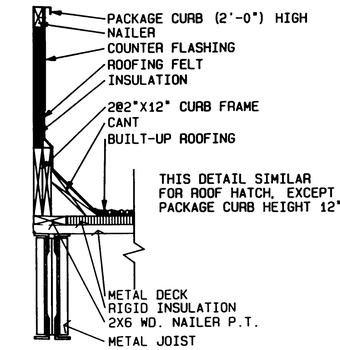
KITCHEN EQUIPMENT IS NOT IN THE GENERAL CONTRACT, EXCEPT AS NOTED.



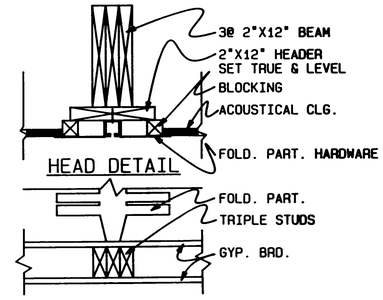
KITCHEN PLAN
SCALE; 1/4"=1'-0"



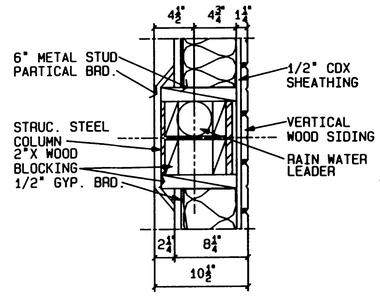
DOOR BUCK DETAILS
SCALE; 1 1/2"= 1'=0"



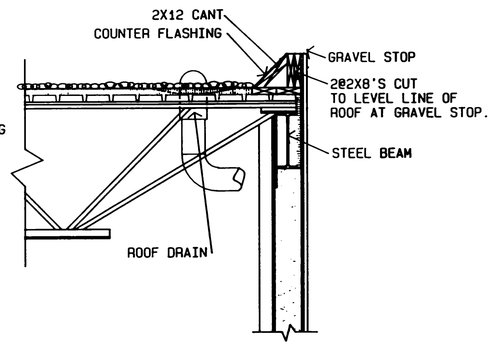
CURB DETAIL
ROOF TOP MECHANICAL UNITS
SCALE 1"= 1'-0"



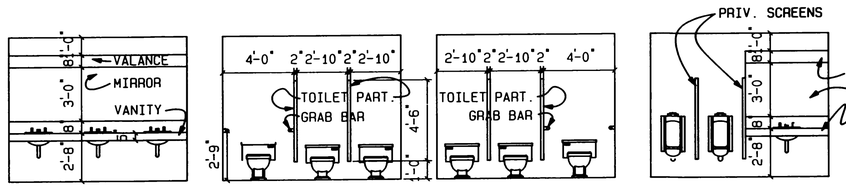
FOLDING PARTITION DETAILS
SCALE; 1 1/2"=1'-0"



TYPICAL DETAIL @ EXT. COLUMN
SCALE; 1 1/2"=1'-0"



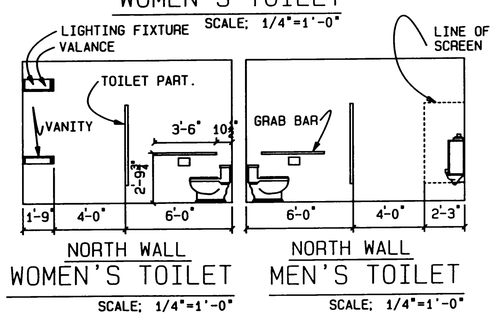
DETAIL AT ROOF DRAIN
SCALE 3/4"=1'-0"



WEST WALL
WOMEN'S TOILET
SCALE; 1/4"=1'-0"

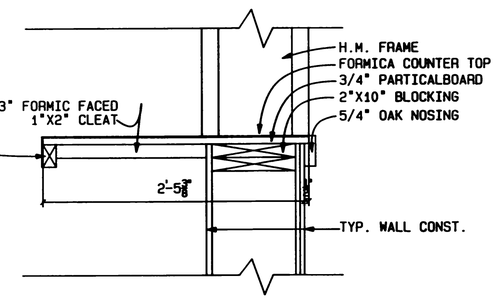
EAST WALL
WEST WALL
MEN'S TOILET
SCALE; 1/4"=1'-0"

EAST WALL



NORTH WALL
WOMEN'S TOILET
SCALE; 1/4"=1'-0"

NORTH WALL
MEN'S TOILET
SCALE; 1/4"=1'-0"



COUNTER DETAIL @ RM. 15
SCALE; 1 1/2"=1'-0"

frazier lamson & budlong, p.c. architecture & planning
29 connecticut boulevard, east hartford, ct 06108 (203) 289-9391

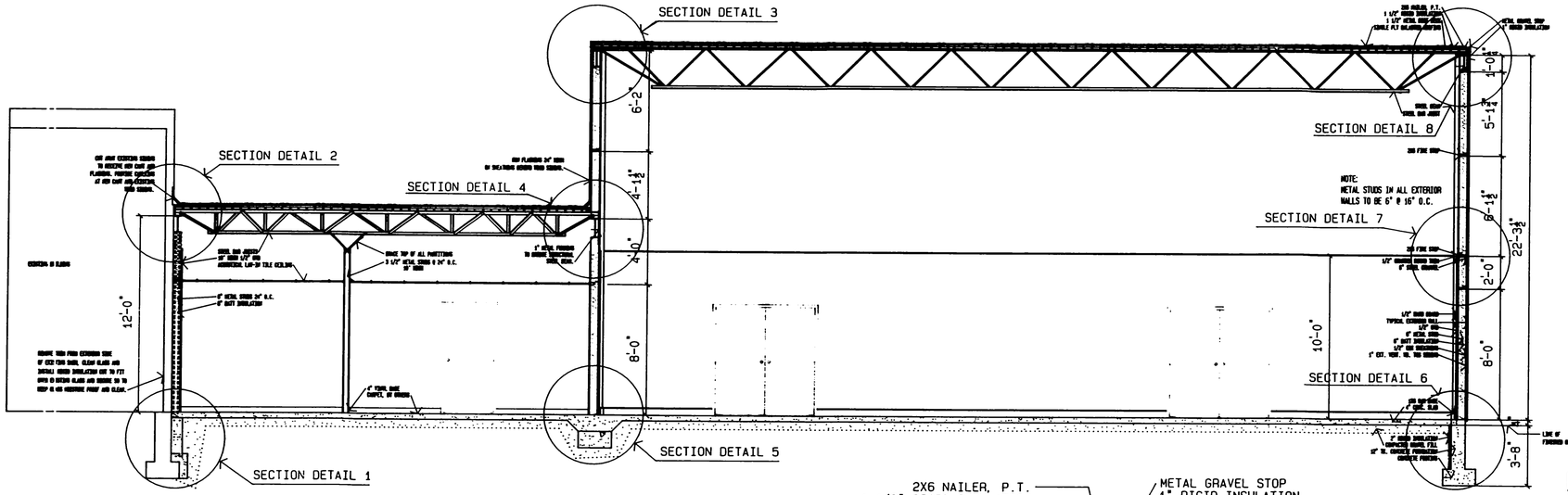
THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON, OR CORPORATION OTHER THAN THAT NAMED HEREON WITHOUT THE WRITTEN AUTHOR-IZATION OF THE ARCHITECT. ANY UNAUTHORIZED USE WILL BE SOLELY AT THE USERS RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.

SHEET TITLE: DETAILS

JOB NAME: BLESSED SACRAMENT CHURCH
15 MILLBROOK DRIVE EAST HARTFORD, CONNECTICUT

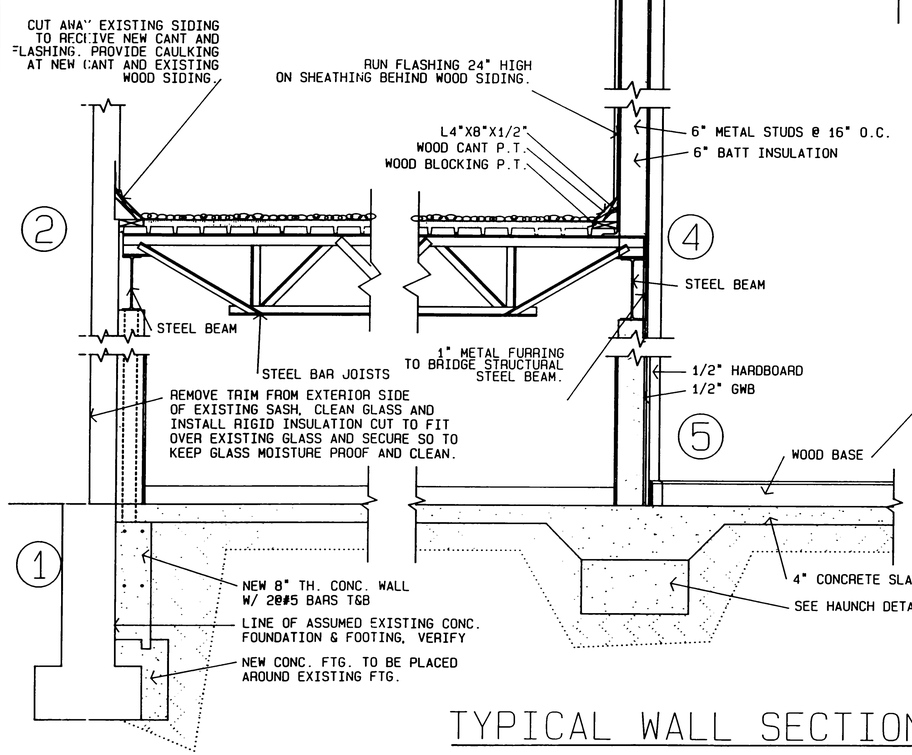
SCALE
JOB NO.
DRAWN
CHECKED
DATE 10/15/86

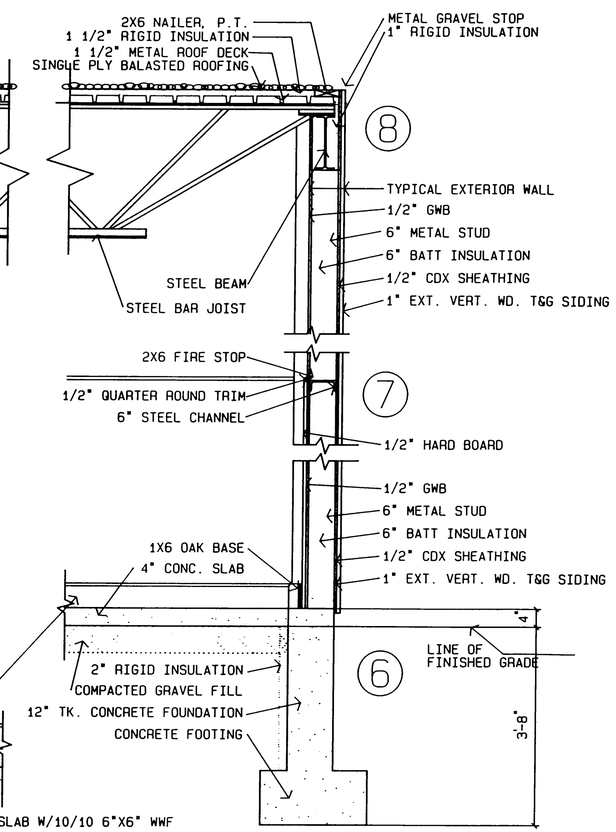
A-4



BUILDING SECTION

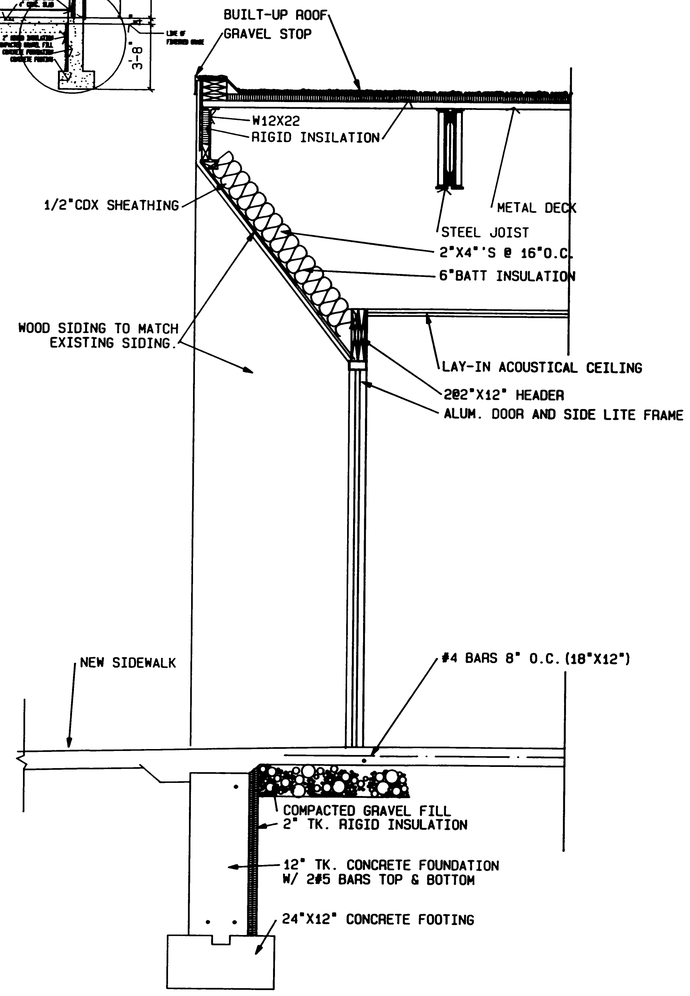
SCALE: 1/4"=1'-0"





TYPICAL WALL SECTION DETAILS

SCALE 3/4"=1'-0"



SECTION AT SOUTH ENTRANCE

SCALE; 3/4"=1'-0"

frazier lamson & budlong, p.c. architecture & planning
29 connecticut boulevard, east hartford, ct 06108 (203) 289-9391

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT AND SHALL NOT BE LOANED TO ANY OTHER PERSON, OR CORPORATION OTHER THAN THE ONE NAMED HEREON WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. ANY SUCH UNAUTHORIZED USE SHALL BE SOLELY AT THE USERS RISK AND THE ARCHITECT SHALL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.

SHEET TITLE: WALL SECTIONS & FOUNDATION DETAILS

JOB NAME: BLESSED SACRAMENT CHURCH
15 MILLBROOK DRIVE EAST HARTFORD, CONNECTICUT

SCALE

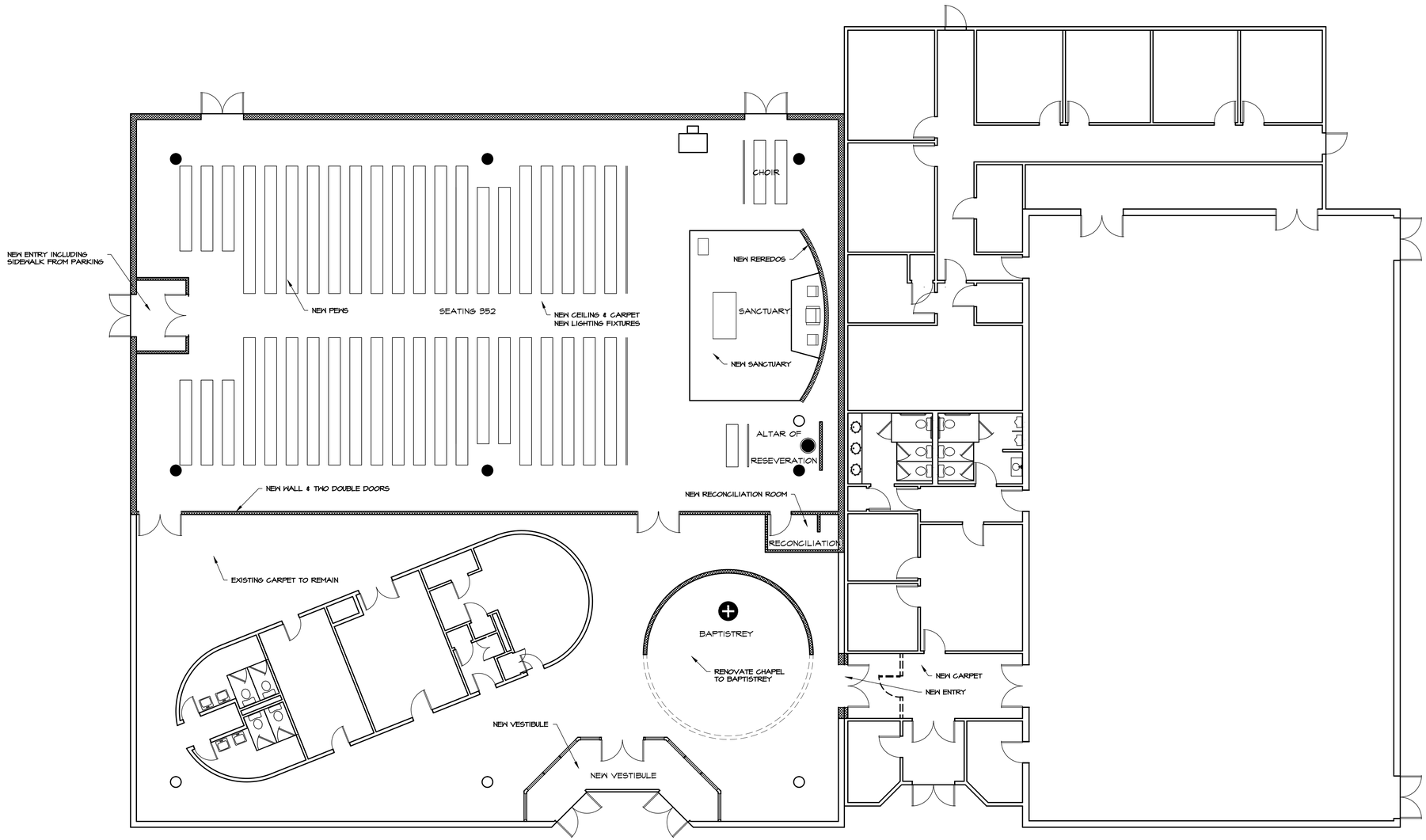
JOB NO.

DRAWN

CHECKED

DATE 10/15/86

A-5



PROPOSED FLOOR PLAN - B -

SCALE; 1/8" = 1'-0"

FLB Architecture & Planning, Inc. 19 Silver Lane East Hartford CT 06118
(860)568-4030 fax: (860)568-5129 e-mail: alarrifk@att.net web: home.att.net/~arcrifb

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR BY ANY OTHER PERSON, OR CORPORATION OTHER THAN THAT FOR WHICH IT IS PREPARED WITHOUT AUTHORIZATION OF THE ARCHITECT. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USERS RISK AND THE ARCHITECT WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.

ADDED NOTES
ADDED NOTES

REV 09/26/00
REV 08/21/00
REV 08/16/00

JOB NAME
BLESSED SACRAMENT CHURCH
15 MILLBROOK DRIVE
EAST HARTFORD, CONNECTICUT

SHEET TITLE
PROPOSED PLAN - B-

SCALE AS NOTED
JOB NO 00586.00
DRAWN LRF
CHECKED
DATE 06/29/00

A-102