

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

DATE: 8/9/17

Official Receipt Date:

8/9/17

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> SITE PLAN APPLICATION | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input type="checkbox"/> SITE PLAN MODIFICATION | <input checked="" type="checkbox"/> SPECIAL USE PERMIT* |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR* | <input type="checkbox"/> ZONING MAP CHANGE* |
| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
| <input checked="" type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 639-655 Main Street and 7 Pitkin Street ZONE: B-2

ASSESSORS MAP AND LOT: 12/110 PARCEL SIZE (ACRES OR SQ. FT.): 39,221 s.f.

PROJECT NAME: Dunkin' Donuts

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

The applicant desires to demolish the building and to construct and open a Dunkin Donuts store with a drive-thru.

3. PROPERTY OWNER INFORMATION ☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Estate of THERESA DIPERSIO; MARION STANAVAGE, TRUSTEE

OWNER ADDRESS: 106 Laurelwood Drive, Niantic, CT 06357

OWNER PHONE: _____ OWNER EMAIL: _____

OWNER SIGNATURE: Caroline Shea PRINT NAME: Caroline Shea

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: 639 Main Street LLC and Marion C. Stanavage as Trustee

APPLICANT ADDRESS: One Kirby Road, Cromwell, CT 06416 & 7 Pitkin Street, East Hartford, CT

APPLICANT PHONE: 860-916-5919 APPLICANT EMAIL: tedzafiris@zafirisorg.com

APPLICANT SIGNATURE: [Signature] PRINT NAME: M. Stanavage, by Att. R. Cody

5. DESIGN PROFESSIONAL INFORMATION ☐ CHECK IF PRIMARY CONTACT

FIRM: Dutton & Associates, LLC PHONE: 860-633-9401

CONTACT PERSON: Jim Dutton EMAIL: JimD@DuttonAssociatesllc.com

- 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: 402.2(s); 228 and 217

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

The Special Use Permit will be consistent with the Conservation and Development of East Hartford.

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

The Main Street property is currently an eye sore to the Town of East Hartford. The location is a gateway for the Town of East Hartford for a desirable, modern building with viable commercial activity. The proposed use of the building as a Dunkin' Donuts franchise will create jobs that will likely be filled with East Hartford residents, will enhance the tax base and invite more economic activities in this area of town.

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: