



Joseph P. Williams
Phone: (860) 251-5127
jwilliams@goodwin.com

May 22, 2017

VIA HAND DELIVERY

Mr. Peter Bonzani, Chairman
East Hartford Planning and Zoning Commission
Town Hall
740 Main Street
East Hartford, CT 06108

Re: Application of Steven Kaplan to Rezone a Portion of 65 Goodwin
Street, East Hartford, Connecticut to the Industrial 2 Zone

Dear Mr. Bonzani:

On behalf of our client, Steven Kaplan, I am pleased to enclose an Application for Zoning Map Change to change the zone of the front portion of the property located at 65 Goodwin Street (the "subject property") from Residential 2 ("R-2") to the Industrial 2 ("I-2") zone. The balance of the subject property is already zoned I-2. Mr. Kaplan is under contract to purchase the property from the current owner, Michael H. Ravalese.

The subject property consists of approximately 2.13 acres of land. An abandoned single family residence, currently wrapped in Tyvek paper, is located on the front, R-2 part of the property. The remaining I-2 section (approximately two-thirds of the site) is vacant. South and east of the parcel is land zoned I-2. The properties to the west of the parcel are zoned R-2, and the land north of the property is zoned R-3.

If the Commission approves this zone change application, Mr. Kaplan plans to file a site plan application to construct on the subject property a self-storage facility consisting of two free-standing, one-story buildings containing approximately 165 storage units. Public storage is a permitted use in the I-2 zone. He would also build a small cape-style building on the front end of the property near Goodwin Street to use as an office for a facility manager. Mr. Kaplan would retain a 50-foot landscaped buffer between the self-storage facility and the rear yards of the homes on Tiffany Road to the west of the parcel.

Given its long and narrow configuration, the subject property likely could not support the development of any other permitted use in the I-2 zone, such as manufacturing or offices, given the parking demand that such uses would generate. A self-storage facility, by contrast, requires minimal parking spaces and is a low-intensity use that will serve as an appropriate transition between the R-2 and I-2 properties.

The proposed zone change will benefit the Town of East Hartford by allowing the productive build-out of a property that is mostly zoned I-2 but cannot be used for light industrial purposes. That is because, under Section 204 of the East Hartford Zoning Regulations, a private driveway servicing an industrial use may not be constructed through a Residential zone. Providing a consistent set of rules on this property would enable economic development and will advance the general planning goal of avoiding split-zoned properties. Moreover, it would allow a much-needed redevelopment to occur on a property that has become an eyesore for the neighborhood.

Rezoning the front portion of the parcel to I-2 also would be consistent with the 2014 East Hartford Plan of Conservation and Development ("POCD"). Specifically, the Future Land Use Plan (Figure 48) recommends that the entire parcel be zoned for Light Industrial use. As such, granting this application would implement the Commission's preferred plan for the future zoning of the property.

The proposed zone change also advances several goals set forth in the POCD. For example, Section 3.1 states a land use and zoning goal of promoting balanced use of land to enhance fiscal benefit and protect quality of life. Section 10.1 lists goals that include promoting economic development activity to attract new business opportunities, and building on the existing industrial and manufacturing base to promote new diversified business investment. These goals would be achieved by enabling Mr. Kaplan to develop the entire parcel with a low-impact use permitted by right in the I-2 zone.

In addition to this letter, we are submitting to you today twelve (12) copies of the application for zoning map change, property description, zoning map showing the boundary lines of the proposed zone change, aerial photo of the existing use of the property, site plan rendering showing the proposed use of the property, authorization letter from the property owner, 500-foot abutters list, and a check in the amount of \$260.00 for the application filing fee.

Mr. Peter Bonzani

May 22, 2017

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We look forward to presenting this application to you and we thank you in advance for your consideration.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Joseph P. Williams". The signature is fluid and cursive, with the first name "Joseph" and last name "Williams" being clearly legible.

Joseph P. Williams

Enclosures

cc: Steven Kaplan

5667603v2

EAST HAVEN ZONING COMMISSION

***COMPLETE SECTION ON PAGE 2 OR 3**

- ☐ **SOIL EROSION AND SEDIMENTATION** - Cumulative disturbed area (sq. ft.): _____

☐ CHECK IF PRIMARY CONTACT

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.

☒ **CHECK IF PRIMARY CONTACT**

5. DESIGN PROFESSIONAL INFORMATION ☐ CHECK IF PRIMARY CONTACT

Page 1 of 3

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

A. SPECIAL USE PERMIT	(ATTACH ADDITIONAL SHEETS IF NEEDED)
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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)

1) Zoning information:

a. Existing Zoning District: R-2 and I-2

b. Proposed Zoning District: I-2

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

See attached letter from Joseph P. Williams, Esq.

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

See attached letter from Joseph P. Williams, Esq.

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

See attached letter from Joseph P. Williams, Esq.

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:

Michael H. Ravalese
2 High Street
East Hartford, CT 06118

May 19, 2017

Mr. Peter Bonzani, Chairman
East Hartford Planning and Zoning Commission
Town Hall
740 Main Street
East Hartford, CT 06108

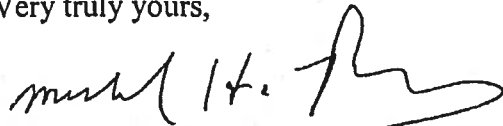
Re: 65 Goodwin Street, East Hartford, Connecticut

Dear Mr. Bonzani:

I am the current owner of real property located at 65 Goodwin Street in East Hartford, Connecticut (the "subject property"). Steven Kaplan and Ellen Fisher Kaplan (the "Kaplans") are under contract to purchase the subject property from me. I understand that the Kaplans are filing an Application for Zoning Map Change regarding the subject property with the Town of East Hartford Planning and Zoning Commission to rezone the entire parcel to Industrial 2.

I hereby authorize the Kaplans and their attorneys with Shipman & Goodwin LLP to pursue the Application for Zoning Map Change regarding 65 Goodwin Street with the Town of East Hartford Planning and Zoning Commission, and I fully join in and support this application.

Very truly yours,



Michael H. Ravalese

After Recording Return To:

Michael RAVALESE
201 High Street
East Hartford CT 06118

STATUTORY FORM QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

I, CARMELINA RAVALESE, of the Town East Hartford, County of Hartford and State of Connecticut, (Hereinafter referred to as the "Grantor"), for ONE (\$1.00) DOLLAR and other good and valuable consideration, grant to MICHAEL H. RAVALESE, of the Town of East Hartford, County of Hartford and State of Connecticut, (Hereinafter referred to as the "Grantee"), WITH QUITCLAIM COVENANTS, all such right and title as I have in and to the following described real property:

A certain piece or parcel of land consisting 2.130 acres together with all buildings and improvements thereon, situated in the Town of East Hartford, County of Hartford and State of Connecticut, located on the southerly side of Goodwin Street, known and designated as No. 65 Goodwin Street as shown on a map entitled "Property of Estate of Dominick Ravalese Goodwin Street East Hartford, Connecticut Date Dec., 1968 Scale 1" equals 50' Close, Jensen & Miller, Civil Engineers & Surveyors", on file in the Town Clerk's Office in said Town of East Hartford, to which reference is hereby made, and being more particularly bounded and described as follows, to wit:

BEGINNING at a merestone in the southerly line of Goodwin Street, which merestone is one hundred thirty-five (135.00) feet from a town merestone located at the point of intersection of said southerly line of Goodwin Street and the westerly line of Tiffany Road; thence running easterly a distance of one hundred thirty-two and thirty-eight one-hundredths (132.38') feet along said southerly line of Goodwin Street to a merestone; thence turning and running in a southerly direction along land now or formerly of The East Hartford Realty Co., Inc. a distance of seven hundred two and seventy-eight one-hundredths (702.78') feet to an iron pin; thence turning and running in a westerly direction a distance of one hundred thirty-seven (137.00') feet along land now or formerly of the The East Hartford Realty Co., Inc. to an iron pin; thence turning and running in a northerly direction a distance of seven hundred two and 46 one-hundredths (702.46') feet along lands now or formerly of Robert P. Walker, John F. Makula, Arthur Brochu, Peter A. Branchesi, Paul E. Angers, Lawrence F. Delponte, Thomas A. Flecher, Emil J. Willett, G.E. Sisson, Jr. and Mary Wilson, partly on each, to the point or place of beginning.

Signed this 6th day of December, 2012.

Witnessed by:

Daniel Guay
DANIEL GUAY
Michael Guay
MICHAEL GUAY

X CARMELINA RAVALESE

State of Connecticut

ss:

East Hartford

December 6, 2012

County of Hartford

Personally appeared, CARMELINA RAVALESE, signer of the foregoing instrument and acknowledges that the signing to be her free act and deed, before me.

CONVEYANCE TAX RECEIVED

STATE

TOWN

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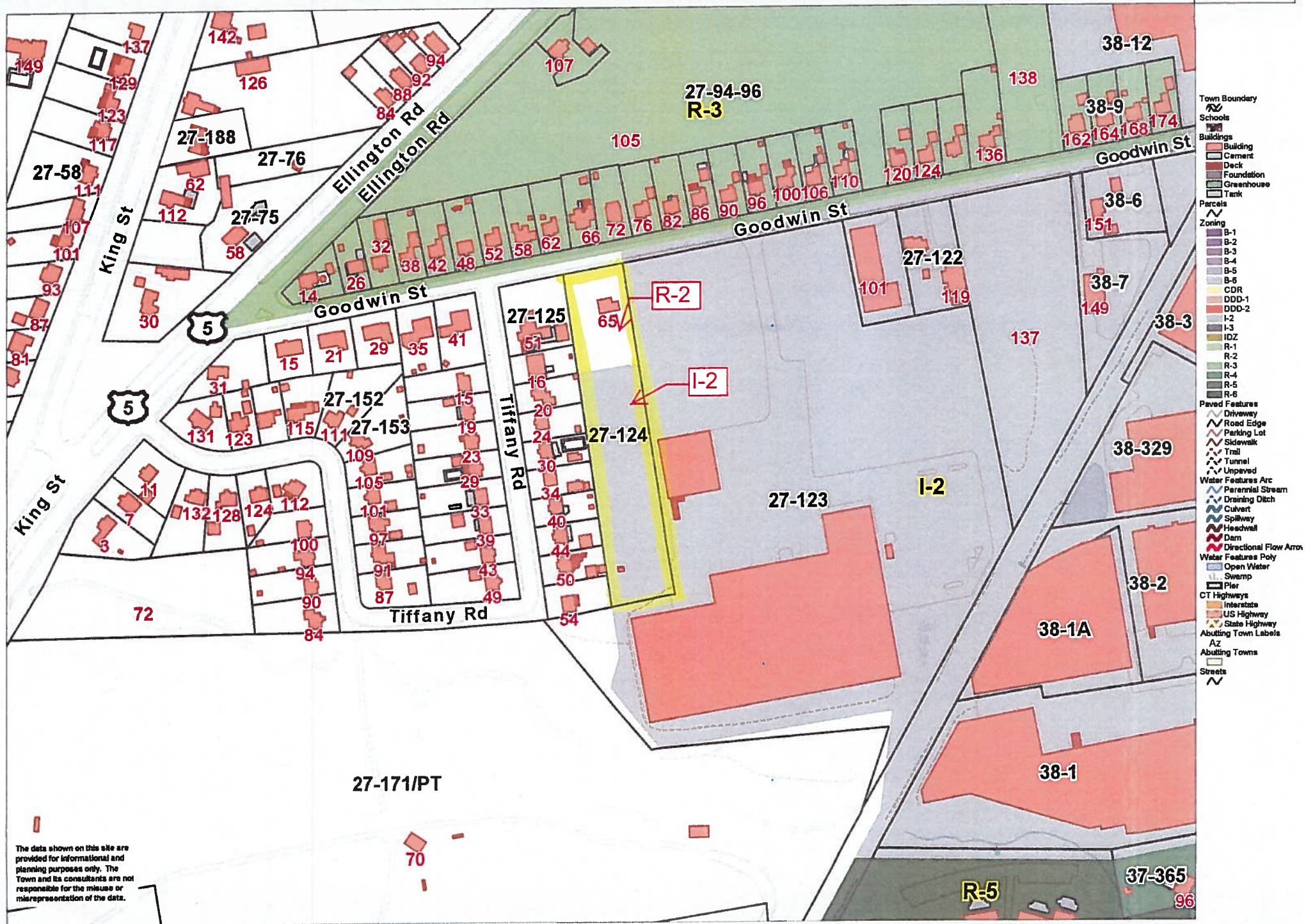
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Rene J. Buck

TOWN CLERK OF EAST HARTFORD

Daniel E. Lynch
Daniel E. Lynch
Commissioner of the Superior Court
Notary Public

RECEIVED FOR RECORD
Dec 07, 2012 03:29P
ROBERT J. PASEK
TOWN CLERK
EAST HARTFORD, CT

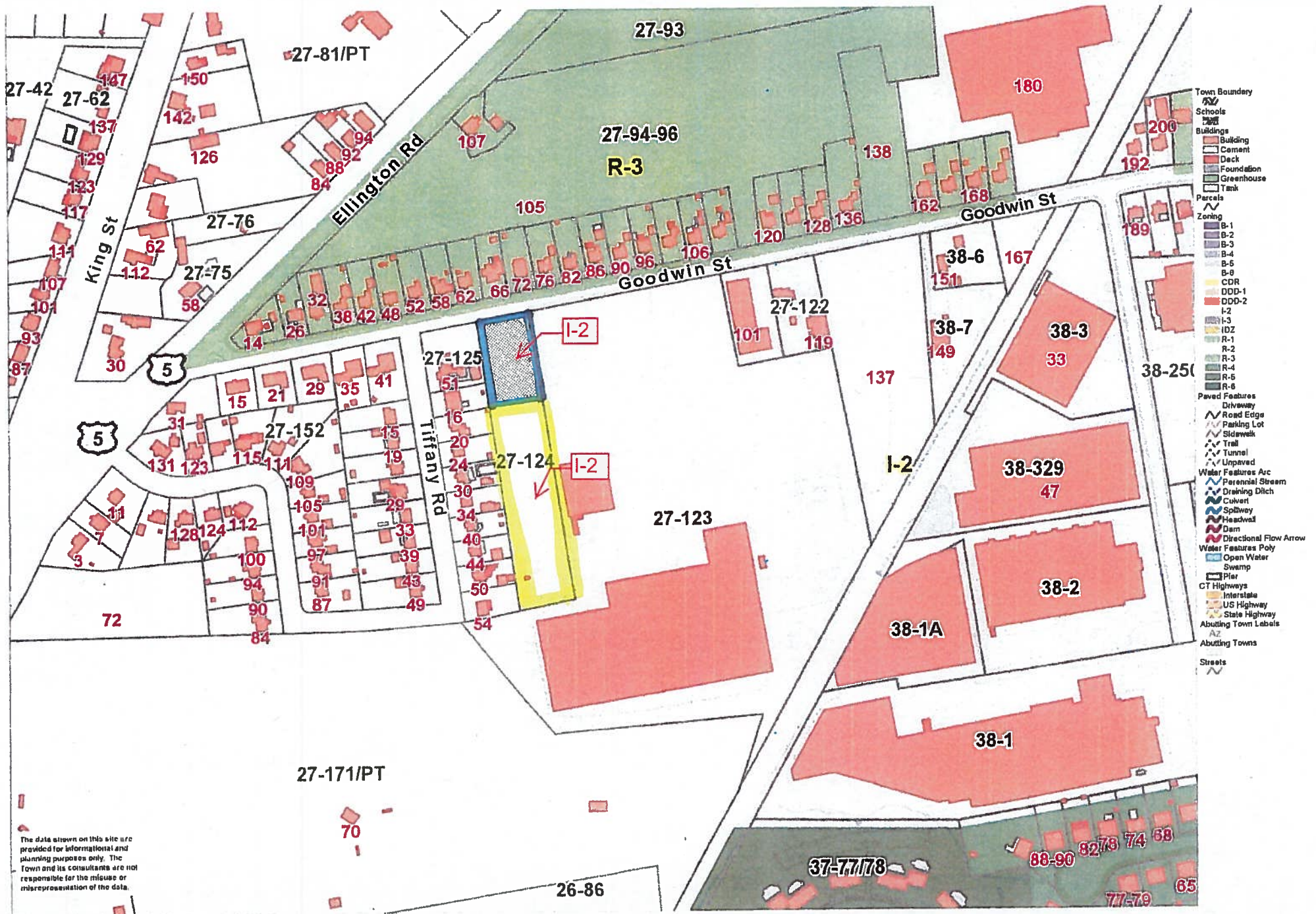


0 350 700 ft

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EXISTING ZONING

East Hartford MapsOnline





PROPERTY LINES

25' FRONT YARD

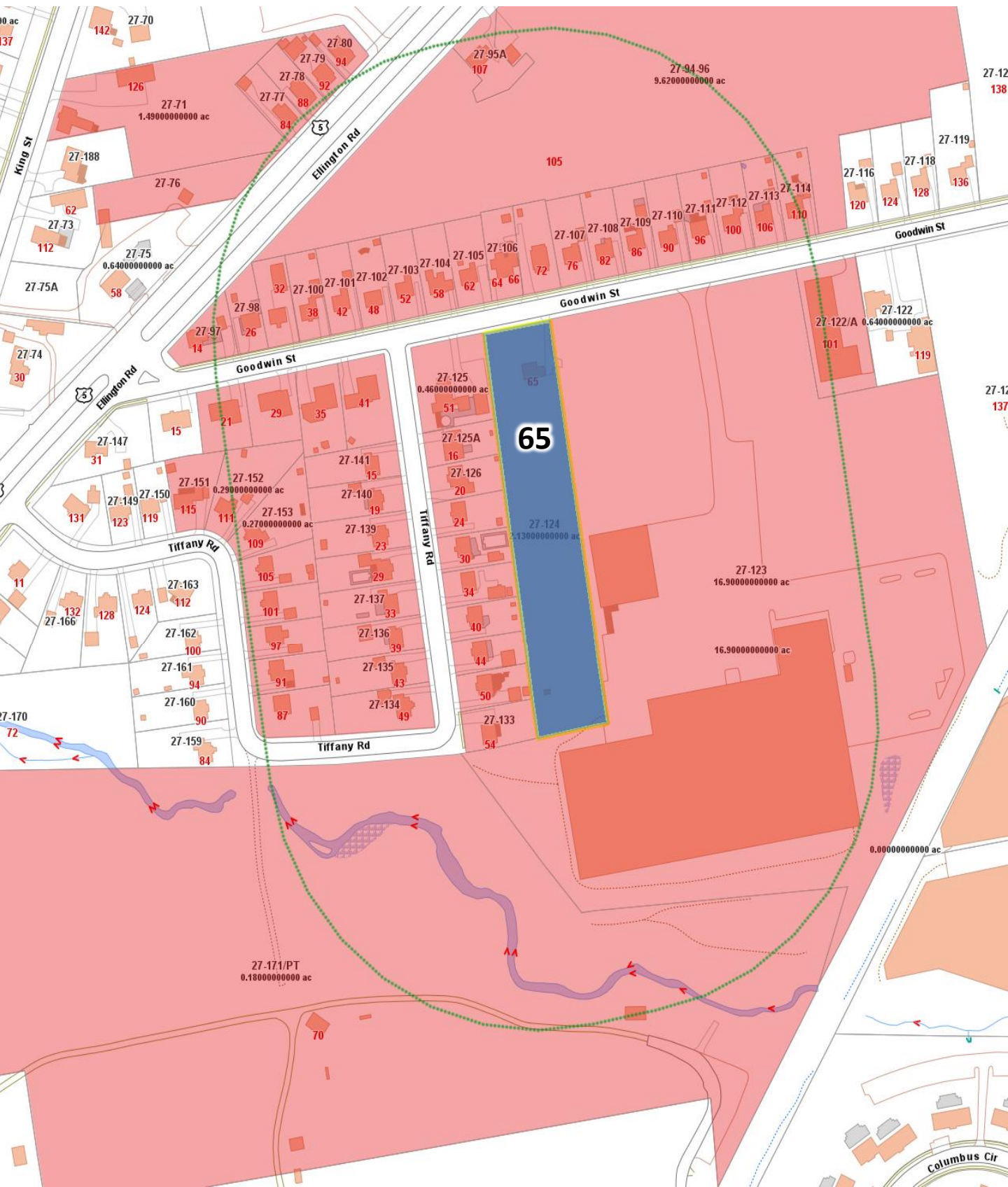
50' BUFFER STRIP

10' SIDE YARD

25' REAR YARD



65 Goodwin St: 500 ft. Abutters Map



Abutters List[print this list](#)

Date: May 19, 2017

Subject Property Address: 65 GOODWIN ST Easthartford, CT

Subject Property ID: 5239

Search Distance: 500 Feet

Prop ID: 13851

Prop Location: 15 TIFFANY RD Easthartford, CT

Owner: GANATCHIAN LISA M

Prop ID: 13852

Prop Location: 16 TIFFANY RD Easthartford, CT

Owner: SISSON GEORGE JR

Prop ID: 13853

Prop Location: 19 TIFFANY RD Easthartford, CT

Owner: MONSALVE MARIA L

Prop ID: 13854

Prop Location: 20 TIFFANY RD Easthartford, CT

Owner: ROBINSON JEREMY J & ERIN M

Prop ID: 13855

Prop Location: 23 TIFFANY RD Easthartford, CT

Owner: GORHAM CHERYL G

Prop ID: 13856

Prop Location: 24 TIFFANY RD Easthartford, CT

Owner: BROWN JENNIFER & ESCALONA VICTOR &

Co-Owner: BROWN JUDITH

Prop ID: 13857
Prop Location: 29 TIFFANY RD Easthartford, CT
Owner: LOPEZ EDNA

Prop ID: 13858
Prop Location: 30 TIFFANY RD Easthartford, CT
Owner: FERRON TENNYSON C & SHARON

Prop ID: 13859
Prop Location: 33 TIFFANY RD Easthartford, CT
Owner: HOLLIS ANETTE

Prop ID: 13860
Prop Location: 34 TIFFANY RD Easthartford, CT
Owner: SOUPPA CAROLYN

Prop ID: 13861
Prop Location: 39 TIFFANY RD Easthartford, CT
Owner: BEAULIEU FRANCOISE

Prop ID: 13862
Prop Location: 40 TIFFANY RD Easthartford, CT
Owner: RAZACK SHAZAMODEEN M
Co-Owner: RAZACK SHIVANIE

Prop ID: 13863
Prop Location: 43 TIFFANY RD Easthartford, CT
Owner: FOSTER EDWARD P

Prop ID: 13864
Prop Location: 44 TIFFANY RD Easthartford, CT
Owner: GRAHAM VALERIE

Prop ID: 13865
Prop Location: 49 TIFFANY RD Easthartford, CT
Owner: TROTT JASON E & CHERYL

Prop ID: 13866
Prop Location: 50 TIFFANY RD Easthartford, CT
Owner: CLAUSON CLIFFORD D & ELIZABETH

Prop ID: 13867
Prop Location: 54 TIFFANY RD Easthartford, CT
Owner: WASHBURN TRACI L

Prop ID: 13869
Prop Location: 87 TIFFANY RD Easthartford, CT
Owner: DORNAS NAPHA

Prop ID: 13871
Prop Location: 91 TIFFANY RD Easthartford, CT
Owner: LIBANO JACQUELINE J

Prop ID: 13873
Prop Location: 97 TIFFANY RD Easthartford, CT
Owner: BIRTLES JAMES A

Prop ID: 13875
Prop Location: 101 TIFFANY RD Easthartford, CT
Owner: HEBREW TONGAS A

Prop ID: 13876

Prop Location: 105 TIFFANY RD Easthartford, CT
Owner: GONZALEZ LUIS E

Prop ID: 13877
Prop Location: 109 TIFFANY RD Easthartford, CT
Owner: BROWN JUDITH K

Prop ID: 13878
Prop Location: 111 TIFFANY RD Easthartford, CT
Owner: LOPEZ ALGARIN IRIS

Prop ID: 13880
Prop Location: 115 TIFFANY RD Easthartford, CT
Owner: HOOKS VERGIE N

Prop ID: 4020
Prop Location: 62 ELLINGTON RD Easthartford, CT
Owner: KAHN MOHAMMAD

Prop ID: 4021
Prop Location: 84 ELLINGTON RD Easthartford, CT
Owner: REHNBERG STEPHANIE

Prop ID: 4022
Prop Location: 88 ELLINGTON RD Easthartford, CT
Owner: SASSO SAMUEL
Co-Owner: FALCO LYNN M

Prop ID: 4023
Prop Location: 92 ELLINGTON RD Easthartford, CT
Owner: HEATH SYLVIE

Prop ID: 4024
Prop Location: 94 ELLINGTON RD Easthartford, CT
Owner: COOPER ANDREA E

Prop ID: 4025
Prop Location: 105 ELLINGTON RD Easthartford, CT
Owner: TOWN OF EAST HARTFORD

Prop ID: 4026
Prop Location: 107 ELLINGTON RD Easthartford, CT
Owner: ELLINGTON STORAGE LLC

Prop ID: 5223
Prop Location: 14 GOODWIN ST Easthartford, CT
Owner: DESCHAMPS RICHARD J EST OF
Co-Owner: C/O JEFFREY P DESCHAMPS EXECUTOR

Prop ID: 5225
Prop Location: 21 GOODWIN ST Easthartford, CT
Owner: RICK CARMELINA

Prop ID: 5226
Prop Location: 26 GOODWIN ST Easthartford, CT
Owner: LUANGPRASEUTH VANH & PHONESAVANH

Prop ID: 5227
Prop Location: 29 GOODWIN ST Easthartford, CT
Owner: MORENO LUIS ALBERTO & MARIA

Prop ID: 5228
Prop Location: 32 GOODWIN ST Easthartford, CT

Owner: BAJ RICHARD J

Prop ID: 5229

Prop Location: 35 GOODWIN ST Easthartford, CT

Owner: MARSHALL EGBERT S & DORRETT M

Prop ID: 5230

Prop Location: 38 GOODWIN ST Easthartford, CT

Owner: COLEY AISHA

Co-Owner: HARDING DAWORIN J

Prop ID: 5231

Prop Location: 41 GOODWIN ST Easthartford, CT

Owner: DAIGLE JEFFREY

Prop ID: 5232

Prop Location: 42 GOODWIN ST Easthartford, CT

Owner: DIAZ WILLIAM

Prop ID: 5233

Prop Location: 48 GOODWIN ST Easthartford, CT

Owner: BROWN EBONY S

Prop ID: 5234

Prop Location: 51-53 GOODWIN ST Easthartford, CT

Owner: QUINTANA ANGEL

Prop ID: 5235

Prop Location: 52 GOODWIN ST Easthartford, CT

Owner: RESTO MICHAEL

Prop ID: 5236
Prop Location: 58 GOODWIN ST Easthartford, CT
Owner: SANTOS CARMEN E

Prop ID: 5237
Prop Location: 62 GOODWIN ST Easthartford, CT
Owner: BELCHER LAMAR & SHARON K

Prop ID: 5238
Prop Location: 64-66 GOODWIN ST Easthartford, CT
Owner: FRAZIER DEBRA A &
Co-Owner: JARRETT DIANE F

Prop ID: 5240
Prop Location: 72 GOODWIN ST Easthartford, CT
Owner: DOUGHTY JUSTIN

Prop ID: 5241
Prop Location: 76 GOODWIN ST Easthartford, CT
Owner: PARKER JAY P

Prop ID: 5242
Prop Location: 82 GOODWIN ST Easthartford, CT
Owner: BRANCHESI MARK B & CATHERINE L

Prop ID: 5243
Prop Location: 86 GOODWIN ST Easthartford, CT
Owner: APPAH GRACE

Prop ID: 5244
Prop Location: 90 GOODWIN ST Easthartford, CT
Owner: FOX DOUGLAS E & SHARON L

Co-Owner: C/O INTEGRITY PROPERTIES DOUGLAS FOX

Prop ID: 5245

Prop Location: 95 GOODWIN ST Easthartford, CT

Owner: D A F ASSOCIATES LLC

Prop ID: 5248

Prop Location: 96 GOODWIN ST Easthartford, CT

Owner: BENNETT NICOLE J

Prop ID: 5249

Prop Location: 100 GOODWIN ST Easthartford, CT

Owner: ORTIZ TANYA

Prop ID: 5250

Prop Location: 101 GOODWIN ST Easthartford, CT

Owner: 101 GOODWIN EAST L L C

Prop ID: 5251

Prop Location: 106 GOODWIN ST Easthartford, CT

Owner: PANAYOTOPLUS EYRIPIDIS J & JANET G

Prop ID: 5252

Prop Location: 110 GOODWIN ST Easthartford, CT

Owner: DATTILIO ALICE N

Prop ID: 7555

Prop Location: 70 KING ST Easthartford, CT

Owner: TOWN OF EAST HARTFORD

5/19/2017

Abutters Report

Prop ID: 7569

Prop Location: 126 KING ST Easthartford, CT

Owner: FORAN ANTHONY F

Co-Owner: MULLANEY MARIE
