

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

DATE: June 03, 2019

Official Receipt Date:

6 / 11 / 19

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 checked="" type="checkbox"/> SITE PLAN MODIFICATION | <input 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 type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 81 Woodlawn Circle ZONE: R5

ASSESSORS MAP AND LOT: 58-95/PT PARCEL SIZE (ACRES OR SQ. FT.): 0.72 ACRES

PROJECT NAME: Renovations and Remodeling for the Lois Nolan Larson Community Center

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

New entry addition including new windows, roofing, siding, a new elevator and extended roof canopy at the existing ramp, with minimal site work and a new HVAC system for the building.

3. PROPERTY OWNER INFORMATION

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: YMCA of Greater Hartford

OWNER ADDRESS: 50 State House Square, 2nd Floor

OWNER PHONE: 860-595-3051 OWNER EMAIL: steve.phillips@ghymca.org

OWNER SIGNATURE: *Steve Phillips* PRINT NAME: Steve Phillips

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: David Holmes, Capital Studio Architects, LLC.

APPLICANT ADDRESS: 1379 Main Street, East Hartford, CT 06108

APPLICANT PHONE: 860-289-3262 APPLICANT EMAIL: dholmes@capitalstudio.net

APPLICANT SIGNATURE: *David Holmes* PRINT NAME: David Holmes

5. DESIGN PROFESSIONAL INFORMATION


☐ CHECK IF PRIMARY CONTACT

FIRM: Capital Studio Architects, LLC. PHONE: 860-289-3262

CONTACT PERSON: David Holmes EMAIL: dholmes@capitalstudio.net

Cormier, Jeffrey

From: Debra Bouchard <DBouchard@ehhousing.org>
Sent: Thursday, June 20, 2019 4:12 PM
To: dholmes@capitalstudio.net; Cormier, Jeffrey
Cc: Chris Pliszka; Brenda Pliszka
Subject: RE: Larson Center - 81 Woodlawn Circle

 **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dave & Jeff,

The East Hartford Housing Authority authorizes Mr. Steve Philips to act as the owner's agent and sign this application for the Larson Center design renovations.

Let me know if you need anything else.

Best Regards,

Debra Bouchard
Executive Director
East Hartford Housing Authority
Phone: (860) 290-8301 x124
Fax: (860) 290-7896

From: David Holmes [mailto:dholmes@capitalstudio.net]
Sent: Wednesday, June 19, 2019 3:45 PM
To: Debra Bouchard <DBouchard@ehhousing.org>
Cc: Chris Pliszka <cpliszka@ehhousing.org>; Brenda Pliszka <BPliszka@ehhousing.org>; jcormier@easthartfordct.gov
Subject: RE: Larson Center - 81 Woodlawn Circle

Deb,

Attached is the current design solution that has been submitted to the Town. Please let me know if you have any questions. My cell is 860-729-9390.

Thank you.

David Holmes, Principal
Capital Studio Architects
1379 Main Street • East Hartford, Connecticut 06108
860.289.3262 fax 860.289.3163
dholmes@capitalstudio.net

From: Debra Bouchard <DBouchard@ehhousing.org>
Sent: Wednesday, June 19, 2019 1:44 PM

81 WOODLAWN CIRCLE, EAST HARTFORD, CT
ASSESSOR'S MAP AND LOT: 58-95/PT

June 11, 2019
Revised: June 19, 2019
Issued for:
Planning and Zoning
Application for
Site Plan Modification



NOTE:

The Developer shall notify the Town of East Hartford Engineering Division 24 hours prior to beginning any storm drainage, roadway preparation, paving, sidewalk curbing, street line monumentation, property corner pins, etc., to schedule inspections. The Division can be reached between 8:30 a.m. - 4:30 p.m. at 291-1300.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

approval date: _____

expiration date: _____

chairman: _____

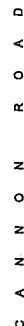


Site Location Plan

- List of Drawings :**

Titlesheet

- | | |
|--------|------------------------------|
| SP-1.0 | Architectural Site Plan |
| A-1.0 | First Floor Plan |
| A-1.1 | Second Floor Plan |
| A-0.0 | Rendered Elevation |
| L-1 | Site Plan - Paving |
| | (8-4-89 FOR REFERENCE ONLY) |
| | Improvement Location Survey |
| | (3-12-10 FOR REFERENCE ONLY) |



1. CALL BEFORE YOU DIG: 1-800-422-4455
2. INFORMATION TAKEN FROM DRAWINGS BY T.K. BURNS & ASSOCIATES, DRAWING L1, SITE PLAN - PAVING "RENOVATIONS TO HUIT HEIGHTS COMMUNITY BUILDINGS", 81 WOODLAWN CIRCLE, EAST HARTFORD, CT, DATED AUGUST 4, 1994 AND FROM DRAWINGS BY AESCHLIMAN LAND SURVEYING, PC, "IMPROVEMENT LOCATION SURVEY HUIT HEIGHTS", EAST HARTFORD, CT, DATED MARCH 12, 2010.

The Developer shall notify the Town of East Hartford Engineering Division 24 hours prior to beginning any storm drainage, roadway preparation, paving sidewalk curbing, street line monumentation, property corner pins, etc., to schedule inspections. The Division can be reached between 8:30 a.m. - 4:30 p.m. at 291-1380.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

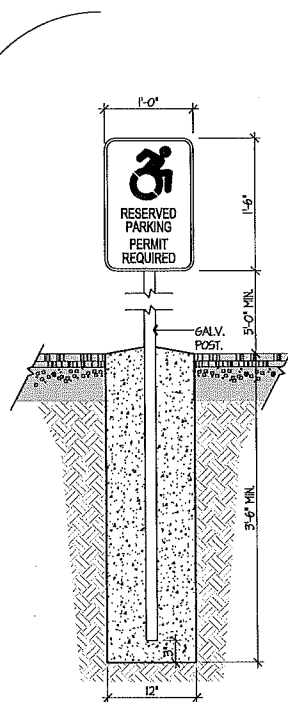
expiration dates:

chairman:

(81 WOODLAWN CIRCLE, EAST HARTFORD, CT)

ZONE: R5

ITEM	REQUIRED	EXISTING
LOT SIZE	1600 SF.	31363.2 SF. (0.12 ACRES)
LOT COVERAGE	35%	278 ±
FRONTAGE	50'	224' ±
FRONT YARD	25'	36' ±
REAR YARD	25'	10'-0" ± (EXISTING)
SIDE YARD	20' TOTAL (8' MIN. EA.)	114' ± TOTAL
MAX HEIGHT	35'	34' ±



PARKING SIGN DTL.

SCALE: 1" = 1'-0"

Renovations and Remodeling for

LOIS NOLAN
LARSON
COMMUNITY
CENTER

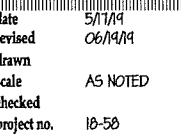
81 Woodlawn
Circle, East
Hartford, CT

**Assessor's
Map and Lot:
58-95/PT**

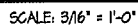
ARCHITECTURAL SITE PLAN

SP-1.0

date	5/17/19
revised	06/19/19
drawn	
scale	AS NOTED
checked	
project no.	18-58



chairman.



Renovations and
Remodeling for

**LOIS NOLAN
LARSON
COMMUNITY
CENTER**

81 Woodlawn
Circle, East
Hartford, CT

Assessor's
Map and Lot:
58-95/PT

date	description	no.

**SECOND
FLOOR PLAN**

A-1.1

date	5/17/19
revised	06/19/19
drawn	AS NOTED
scale	AS NOTED
checked	
project no.	18-58

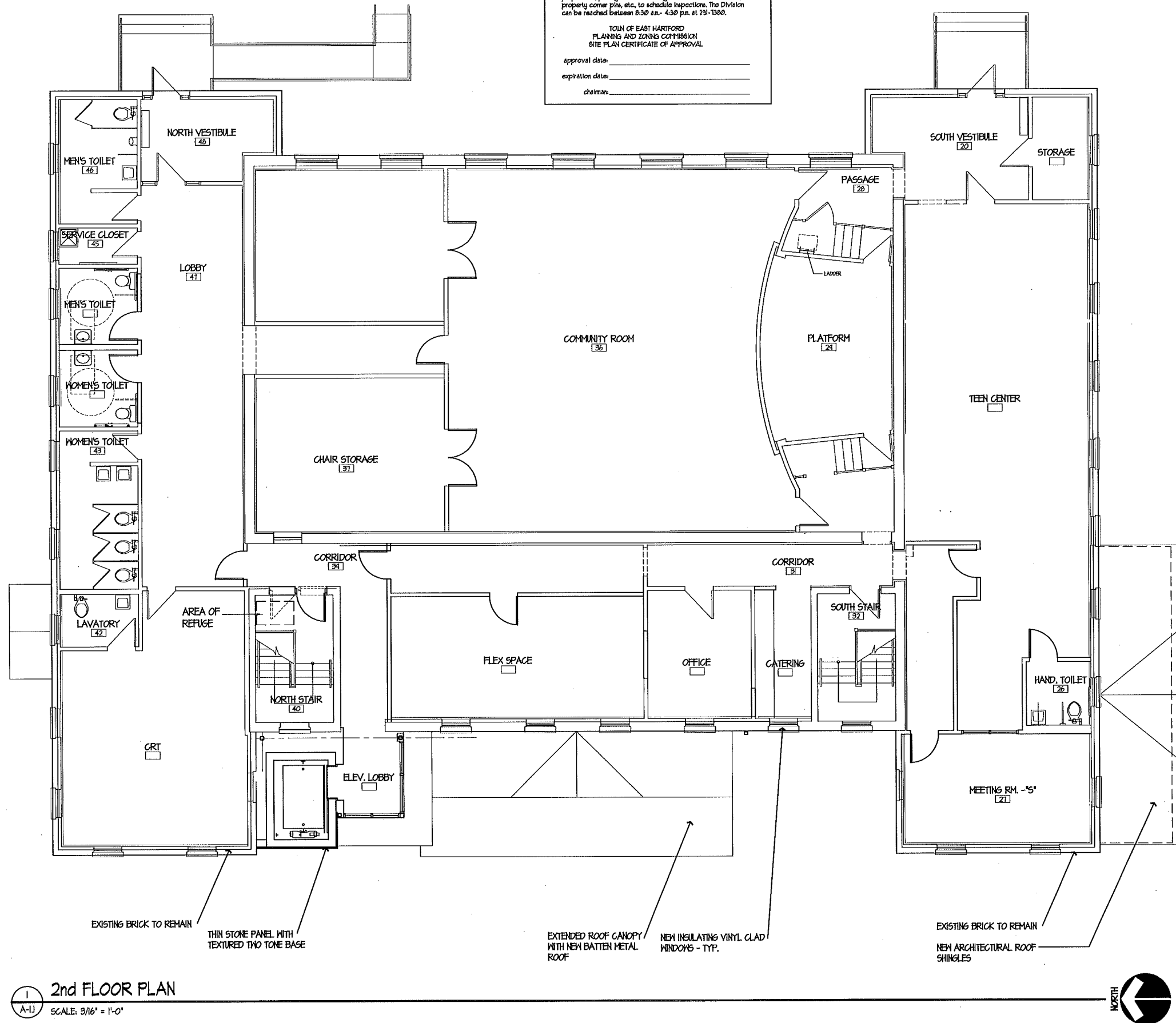
NOTE:
The Developer shall notify the Town of East Hartford Engineering Division 24 hours prior to beginning any storm drainage, roadway preparation, paving sidewalk curbing, street line construction, property corner pins, etc., to schedule inspections. The Division can be reached between 8:30 a.m.- 4:30 p.m. at 781-1380.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

approval date: _____

expiration date: _____

chairman: _____



NOTE:
The Developer shall notify the Town of East Hartford Engineering Division 24 hours prior to beginning any storm drainage, roadway preparation, paving sidewalk curbing, street line monumentation, property corner pins, etc., to schedule inspections. The Division can be reached between 8:30 a.m. - 4:30 p.m. at 291-1580.

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION
SITE PLAN CERTIFICATE OF APPROVAL

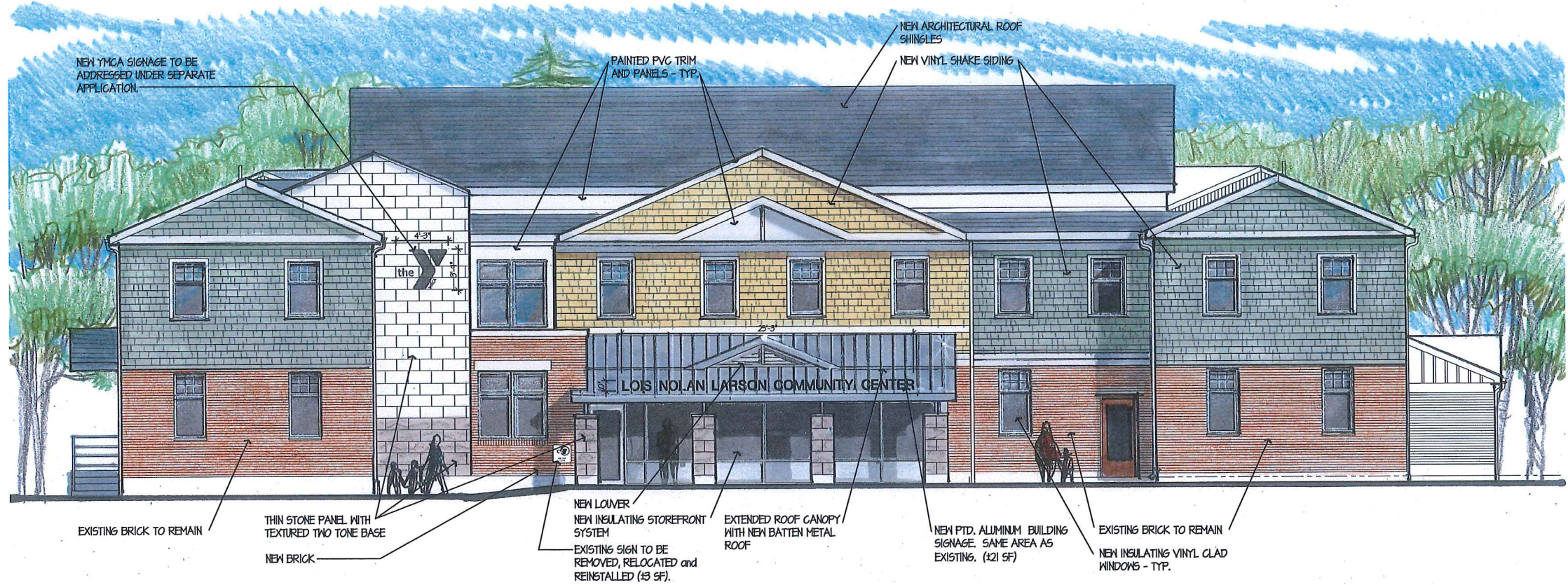
approval date: _____
expiration date: _____
chairman: _____

Renovations and
Remodeling for

**LOIS NOLAN
LARSON
COMMUNITY
CENTER**

**81 Woodlawn
Circle, East
Hartford, CT**

**Assessor's
Map and Lot:
58-95/PT**



SIGNAGE NOTE:
UNLESS OTHERWISE NOTES, NEW BUILDING
SIGNAGE, WHICH IS PART OF THIS APPLICATION
FOR SITE PLAN MODIFICATION WILL BE LIMITED
IN AREA TO THAT WHICH CURRENTLY EXISTS.

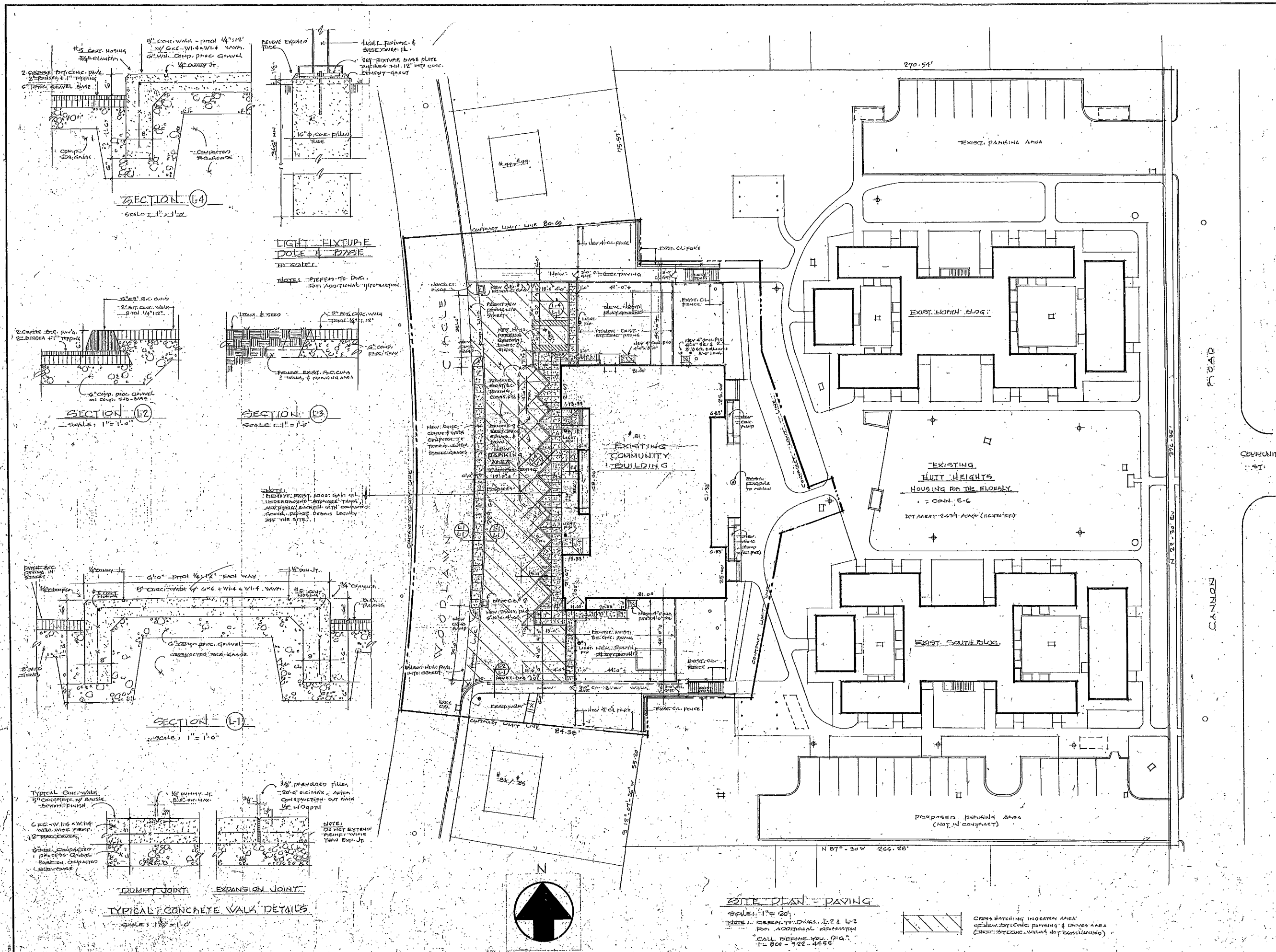
WEST ELEVATION
SCALE: AS NOTED

date	description	no.

**BUILDING
ELEVATION**

A-0.0

date	5/17/19
revised	06/19/19
drawn	
scale	AS NOTED
checked	
project no.	18-58



PROJECT NO. 241-00

DATE ISSUED, 8-4-89

DATE REVISED

DRAWING NO. L-1

SITE PLAN - PAVING

CONTRACT NO.

RENOVATIONS TO HUTT HEIGHTS COMMUNITY BLDG.

NEW COMMUNITY ROOMS

AND CHILD DAY CARE CENTERS

HOUSING AUTHORITY OF EAST HARTFORD, CT

t.k. burns & associates

ARCHITECTS

300 W. MAIN STREET

HARTFORD, CT 06102

PROJECT: 241-00

DATE ISSUED: 8-4-89

DATE REVISED:

DRAWING NO. 1

L-1

EASTERLY EDGE
OF LEASE AREA

LINE	LENGTH	BEARING
L1	2.75'	S07°16'37"E
L2	16.30'	S01°34'52"W
L3	43.36'	S87°32'24"E
L4	6.78'	S02°05'37"W
L5	2.02'	S27°01'07"W
L6	18.50'	N87°58'20"W
L7	38.72'	S02°39'25"W
L8	20.20'	S87°57'47"E
L9	7.66'	S02°19'49"W
L10	8.05'	S87°37'44"E
L11	10.33'	S02°15'10"W
L12	2.65'	N87°44'50"W
L13	16.73'	S02°32'50"W
L14	3.34'	S85°30'14"E
L15	5.00'	S00°05'44"W
L16	8.43'	N88°17'09"W
L17	14.26'	N02°14'12"E
L18	7.16'	N87°40'11"W
L19	61.23'	S02°19'49"W
L20	6.65'	S87°40'11"E
L21	7.64'	S02°19'49"W
L22	8.06'	S87°41'28"E
L23	10.46'	S01°41'17"W
L24	8.18'	N87°41'28"W
L25	7.60'	S02°19'49"W
L26	0.90'	N87°41'19"W
L27	39.87'	S03°25'02"W
L28	1.23'	S50°23'30"E
L29	5.12'	S01°06'52"W
L30	1.93'	S16°53'01"W
L31	41.29'	N87°36'57"W
L32	8.04'	S04°23'23"W
L33	7.58'	S00°47'40"E
L34	3.67'	S04°53'55"W

WOODLAWN CIRCLE

LEASE AREA
26,834 S.F.
0.616 ACRES

EXISTING
BUILDING
#81

N/F
GAIL W. BARONE &
BRUCE E. WILLARD

N/F
DENNIS G. MICHAUD

N/F
KEVIN J. MARTIN

HILLS STREET

N/F
RICHARD RIVERA

HOPEWELL STREET

N/F
RICKY & NICOLE
FAUTEAX

CANNON ROAD

COMMUNITY STREET

TOTAL PARCEL
116,302 S.F.
2.670 ACRES

HUD DECLARATION AREA
89,468 S.F.
2.054 ACRES

EXISTING BUILDING

IMPROVEMENT LOCATION SURVEY
HUTT HEIGHTS
PREPARED FOR
HOUSING AUTHORITY
TOWN OF EAST HARTFORD
EAST HARTFORD, CONN.

ASSESSOR
MAP 58
LOT 96

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REV. 12-15-16 LEASE AREA/HUD DECLARATION AREA
REV. 5-8-14 SPOT ELEV'S ADDED UNITS 64-1 & 76-4

AESCHLIMAN LAND SURVEYING, PC

1379 MAIN STREET
EAST HARTFORD, CONN. 06108
(860)-528-4881

DATE: 3-12-10 SCALE: 1" = 20' MAP NO. 210014-1

REFERENCE MADE TO MAP TITLED:
1. "SUBDIVISION MAP EAST HARTFORD, HARTFORD COUNTY, CONNECTICUT PAYNE KEEFE & NEILAN
ARCHITECTS-ENGINEERS NEW LONDON, CONNECTICUT SCALE: 1"=50' AUGUST 12, 1997 PROJECT CONN.
6024 DRAWINGS 1 OF 8"
2. SURVEY FROM C. W. BROOKS 1960 (EAST HARTFORD ENS. DEPT.)

TYPE OF SURVEY: IMPROVEMENT LOCATION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH
20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

Sando E. Aeschliman
SANDS E. AESCHLIMAN L.S. #14201