

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



DATE: _____

Official Receipt Date:

____ / ____ / ____

1. APPLICATION TYPE: (CHECK ALL THAT APPLY)

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

SITE PLAN APPLICATION

NATURAL RESOURCES REMOVAL AND FILLING

SITE PLAN MODIFICATION

SPECIAL USE PERMIT*

FLOOD HAZARD – MAJOR*

ZONING MAP CHANGE*

FLOOD HAZARD – MINOR*

TEXT AMENDMENT*

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

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: _____ ZONE: _____

ASSESSORS MAP AND LOT: _____ PARCEL SIZE (ACRES OR SQ. FT.): _____

PROJECT NAME: _____

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): _____

3. PROPERTY OWNER INFORMATION

CHECK IF PRIMARY CONTACT

OWNER OF RECORD: _____

OWNER ADDRESS: _____

OWNER PHONE: _____ OWNER EMAIL: _____

OWNER SIGNATURE: _____ PRINT NAME: _____

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: _____

APPLICANT ADDRESS: _____

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: _____

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: _____

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:

PROJECT **Early Childhood Magnet School**
29 & 95 Willowbrook Road
East Hartford, CT

 PROJECT NO. **1570-44**

 SHEET **1** OF **5**
 DATE **11/28/2018**
Names and Addresses of Abutting Property Owners - Condo Owners

Property Address	Owner
31 HIGH ST #2101	OBERMEIER CAROL L
31 HIGH ST #2102	DAVIDSON CHARLES A
31 HIGH ST #2103	BUCHANAN-BOOTHE SHAWNTOLL &
31 HIGH ST #2104	CRUZ LISETTE
31 HIGH ST #2105	EDWARDS CARRON R
31 HIGH ST #2106	OSHEA KEVIN MICHAEL & DAWN L
31 HIGH ST #2201	CAMPUS REALTY LLC
31 HIGH ST #2202	RODRIGUEZ LIMBERT
31 HIGH ST #2203	PERRY CHANAE
31 HIGH ST #2204	BOYD LINDA A
31 HIGH ST #2205	DOWDELL MALESHA G & DAPHNE L
31 HIGH ST #2206	NASH TIMOTHY C
31 HIGH ST #3101	RIVERA VICTORIA A
31 HIGH ST #3102	LYON MICHELLE A
31 HIGH ST #3103	MACK SARAH R
31 HIGH ST #3104	WIESE KRISTOFER F
31 HIGH ST #3105	DEPREY MYRA R
31 HIGH ST #3106	TORRES MELISSA
31 HIGH ST #3107	JONES MICHAEL W
31 HIGH ST #3108	PEDERZOLI FAMILY REVOCABLE TRUST
31 HIGH ST #3201	CYR PAUL
31 HIGH ST #3202	LABONNE MARTHA S
31 HIGH ST #3203	SPERA MARK S
31 HIGH ST #3204	HATHAWAY BROTHERS REALTY LLC
31 HIGH ST #3205	MILLER KAITLIN L
31 HIGH ST #3206	MOSHER KAYLA E
31 HIGH ST #3207	CASTRO PATRICIA
31 HIGH ST #3208	HARTLINE PETER H & LARISSA M
31 HIGH ST #3303	GIBBS DERRICK C JR
31 HIGH ST #3304	ROTHERFORTH ROBIN K
31 HIGH ST #3307	OUTLAW SHERRY
31 HIGH ST #3308	CICERO KARA D
31 HIGH ST #4101	MONACO LORI B
31 HIGH ST #4102	LENARES KAREN
31 HIGH ST #4103	TAYLOR JAMES M
31 HIGH ST #4104	VIRGIN DYLAN A
31 HIGH ST #4105	BROWN TONYA T
31 HIGH ST #4106	CAMPUS REALTY LLC

PROJECT **Early Childhood Magnet School**
29 & 95 Willowbrook Road
East Hartford, CT

 PROJECT NO. **1570-44**

 SHEET **2** OF **5**

 DATE **11/28/2018**

Names and Addresses of Abutting Property Owners - Condo Owners

Property Address	Owner
31 HIGH ST #4107	SWANSON CYNTHIA B
31 HIGH ST #4108	LINLAR INC
31 HIGH ST #4201	WALDRON JENNIFER
31 HIGH ST #4202	HAYES ANDREW P
31 HIGH ST #4203	2233-2247 MAIN STREET LLC
31 HIGH ST #4204	BOLES NEIL
31 HIGH ST #4205	STENSON MINISHA M
31 HIGH ST #4206	SIMPSON DEMAINE E
31 HIGH ST #4207	MOORE SHENIKKA T
31 HIGH ST #4208	JOHNSON ZACHARY S
31 HIGH ST #4303	THOMPSON ERIC M
31 HIGH ST #4304	SCOTT JEREMY J & LINDSAY N
31 HIGH ST #4307	BANNON TIMOTHY M & DENISE M
31 HIGH ST #4308	CLAFFEY WILLIAM F EST OF
31 HIGH ST #5101	BRUNO LINDA J & LEONARD
31 HIGH ST #5102	JAMES ADRIAN
31 HIGH ST #5103	HABERERN SONYA E
31 HIGH ST #5104	CHIMU L L C
31 HIGH ST #5105	CHIMU L L C
31 HIGH ST #5106	CHIMU L L C
31 HIGH ST #5107	VERDERBER JEFFREY
31 HIGH ST #5108	RIVERA EVELYN
31 HIGH ST #5201	WAY CHARNGSHIOU
31 HIGH ST #5202	FORBES DEBORAH
31 HIGH ST #5203	EVANS JAMES CLIFFORD
31 HIGH ST #5204	GUZEK IRENE B
31 HIGH ST #5205	BARIBAULT PHILIP J III &
31 HIGH ST #5206	ALLY SAUDIA
31 HIGH ST #5207	VIRGIN GAMAR GARFIELD
31 HIGH ST #5208	COLDBROOK CROSSING LLC
31 HIGH ST #5303	TEN BEACH STREET LLC
31 HIGH ST #5304	HALLBERG ROBERT V
31 HIGH ST #5307	TEN BEACH ST LLC
31 HIGH ST #5308	AMADASUN HARRY JR
31 HIGH ST #6101	WELCHMAN M BARBARA
31 HIGH ST #6102	PUGLIESE BENJAMIN
31 HIGH ST #6103	EDWARDS GARY
31 HIGH ST #6104	GARCIA JESSICA

PROJECT **Early Childhood Magnet School**
29 & 95 Willowbrook Road
East Hartford, CT

 PROJECT NO. **1570-44**

 SHEET **3** OF **5**

 DATE **11/28/2018**

Names and Addresses of Abutting Property Owners - Condo Owners

Property Address	Owner
31 HIGH ST #6105	BANKS AISHA
31 HIGH ST #6106	SPRINGER WAYNE
31 HIGH ST #6201	CRANE MICHAEL
31 HIGH ST #6202	FIGUEROA WANDA
31 HIGH ST #6203	BERRY BRENDON THOMAS
31 HIGH ST #6204	DACOSTA JOSE
31 HIGH ST #6205	LING SCOTT
31 HIGH ST #6206	ZEI DAVID
31 HIGH ST #7101	GUERRERO GRACIELA
31 HIGH ST #7102	TURGEON STEVEN J
31 HIGH ST #7103	COLDBROOK CROSSING LLC
31 HIGH ST #7104	DILLON VADYA J
31 HIGH ST #7105	DEPASQUALE JOSEPH D & DENISE M
31 HIGH ST #7106	FEE WILLIAM M & SCHWARTZ L N
31 HIGH ST #7107	CHETTRI JYOTSNA KHATTRI
31 HIGH ST #7108	GOODWIN ARTHUR & ANITA L
31 HIGH ST #7201	LONG JEROME E &
31 HIGH ST #7202	FORESHAW EBONY
31 HIGH ST #7203	GONZALEZ DELIA I
31 HIGH ST #7204	HARRIS TYRON V
31 HIGH ST #7205	LONG KEVIN M
31 HIGH ST #7206	BOUSQUET ROGER G JR
31 HIGH ST #7207	KIDANE NEBIAT
31 HIGH ST #7208	GLASER MICHAEL S
31 HIGH ST #7303	LOFTUS DAWN
31 HIGH ST #7304	PICONE RICHARD J
31 HIGH ST #7307	LOVEJOY ANNE
31 HIGH ST #7308	PARKINSON ANGELA M
31 HIGH ST #8101	ROCHESTER JOSCELYN
31 HIGH ST #8102	PETTIFORD ALLAN J
31 HIGH ST #8103	SEBREE JERRY O
31 HIGH ST #8104	NIEVES ALLEN
31 HIGH ST #8105	CAMPUS REALTY LLC
31 HIGH ST #8106	ESPINAR WENDY L
31 HIGH ST #8107	CAMPUS REALTY LLC
31 HIGH ST #8108	POULIOT LISA
31 HIGH ST #8201	CHAVES MEAGAN & STEVE D
31 HIGH ST #8202	MCLEAN ANDREW R
31 HIGH ST #8203	COONEY PATRICK N

PROJECT **Early Childhood Magnet School**
29 & 95 Willowbrook Road
East Hartford, CT

 PROJECT NO. **1570-44**

 SHEET **4** OF **5**

 DATE **11/28/2018**

Names and Addresses of Abutting Property Owners - Condo Owners

Property Address	Owner
31 HIGH ST #8204	HEINLY JASON
31 HIGH ST #8205	WILCOX KIMBERLY A
31 HIGH ST #8206	WYZATECKI ALEXANDER
31 HIGH ST #8207	GIOFRIDDO PAUL
31 HIGH ST #8208	RIVERA BERNADETTE
31 HIGH ST #9101	ROBINSON MARY L
31 HIGH ST #9102	LEE DAVID W & SHARON L
31 HIGH ST #9103	RODRIGUEZ LUIS R
31 HIGH ST #9104	WROBLEWSKI IWONA
31 HIGH ST #9201	PEREZ MARTA
31 HIGH ST #9202	COLLINS NANCY
31 HIGH ST #9203	TAFF STEPHANIE
31 HIGH ST #9204	CORREA TAIMYRA
31 HIGH ST #10101	NEUMANN KIMBERLY C
31 HIGH ST #10102	TEN BEACH STREET LLC
31 HIGH ST #10103	TRINDADE STEVEN
31 HIGH ST #10104	ELLIS OLIVA
31 HIGH ST #10105	PETERSEN ROBERT J JR & LYNDIA
31 HIGH ST #10106	HOAG RALPH W & DOROTHY A
31 HIGH ST #10107	MBATUDEX BEATRICE
31 HIGH ST #10108	FORBES MICHAEL W & TRACEY L
31 HIGH ST #10201	CAMPUS REALTY LLC
31 HIGH ST #10202	ERICSON TIMOTHY D
31 HIGH ST #10203	FRANK KENDRA C
31 HIGH ST #10204	EASON LUCY & DAVID I I
31 HIGH ST #10205	WALTON BRITTANY D
31 HIGH ST #10206	HILTON MICHAEL J
31 HIGH ST #10207	BRETON AUDRA N
31 HIGH ST #10208	TEN BEACH STREET LLC
31 HIGH ST #10303	YOUNG SHAWN T& LORETTA
31 HIGH ST #10304	ADAMCEWICZ LISA M
31 HIGH ST #10307	RAMIEREZ NORBERTO
31 HIGH ST #10308	PRICE BRIAN J
31 HIGH ST #11101	MONTALVO HERMENES
31 HIGH ST #11102	HABERERN ELIZABETH
31 HIGH ST #11103	FORSCHINO MARC M
31 HIGH ST #11104	BOATENG REGINA
31 HIGH ST #11105	WORTHAM TROY D
31 HIGH ST #11106	DIPAOLA PASQUALE
31 HIGH ST #11107	BOWEN GREGORY A

PROJECT **Early Childhood Magnet School**
29 & 95 Willowbrook Road
East Hartford, CT

 PROJECT NO. **1570-44**

 SHEET **5** OF **5**

 DATE **11/28/2018**

Names and Addresses of Abutting Property Owners - Condo Owners

Property Address	Owner
31 HIGH ST #11108	WILLIAMS JEAN C
31 HIGH ST #11201	ZAK DANIEL &
31 HIGH ST #11202	CAMPUS REALTY LLC
31 HIGH ST #11203	BURKE CAROL E
31 HIGH ST #11204	CAMPUS REALTY LLC
31 HIGH ST #11205	GOLD SHIRLEY ANN
31 HIGH ST #11206	JURKIEWICZ KEVIN
31 HIGH ST #11207	SIMONETTI NICHOLAS M
31 HIGH ST #11208	LANDERS ANNETTE K
31 HIGH ST #11303	AUCION KRISTIN H
31 HIGH ST #11304	YATES DEIDRE L
31 HIGH ST #11307	AGBAJE OLUFUMILAYO
31 HIGH ST #11308	COLDBROOK CROSSING LLC
Hockanum Cemetary	Town of East Hartford

ZONING TABLE

ZONE: RESIDENCE 4 ZONE

REGULATION		REQUIRED	PROVIDED
304.3	LOT AREA	7,600 S.F.	1.61 AC.**
	LOT WIDTH	75 '	321'
304.5	A. FRONT YARD	25'	*
	B. SIDE YARD	20' TOTAL/8' MIN.	*
	C. REAR YARD	25'	*

GOODWIN COLLEGE

95 WILLOWBROOK REAR

29 & 95 WILLOWBROOK ROAD

EAST HARTFORD, CONNECTICUT

NOVEMBER 27, 2018

SPECIAL PERMIT

PREPARED FOR:



LIST OF DRAWINGS

--	COVER SHEET
RM-1	200' RADIUS MAP
EC-1	EXISTING CONDITIONS/SITE PLAN

- NOTES:
1. 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 291-7380.

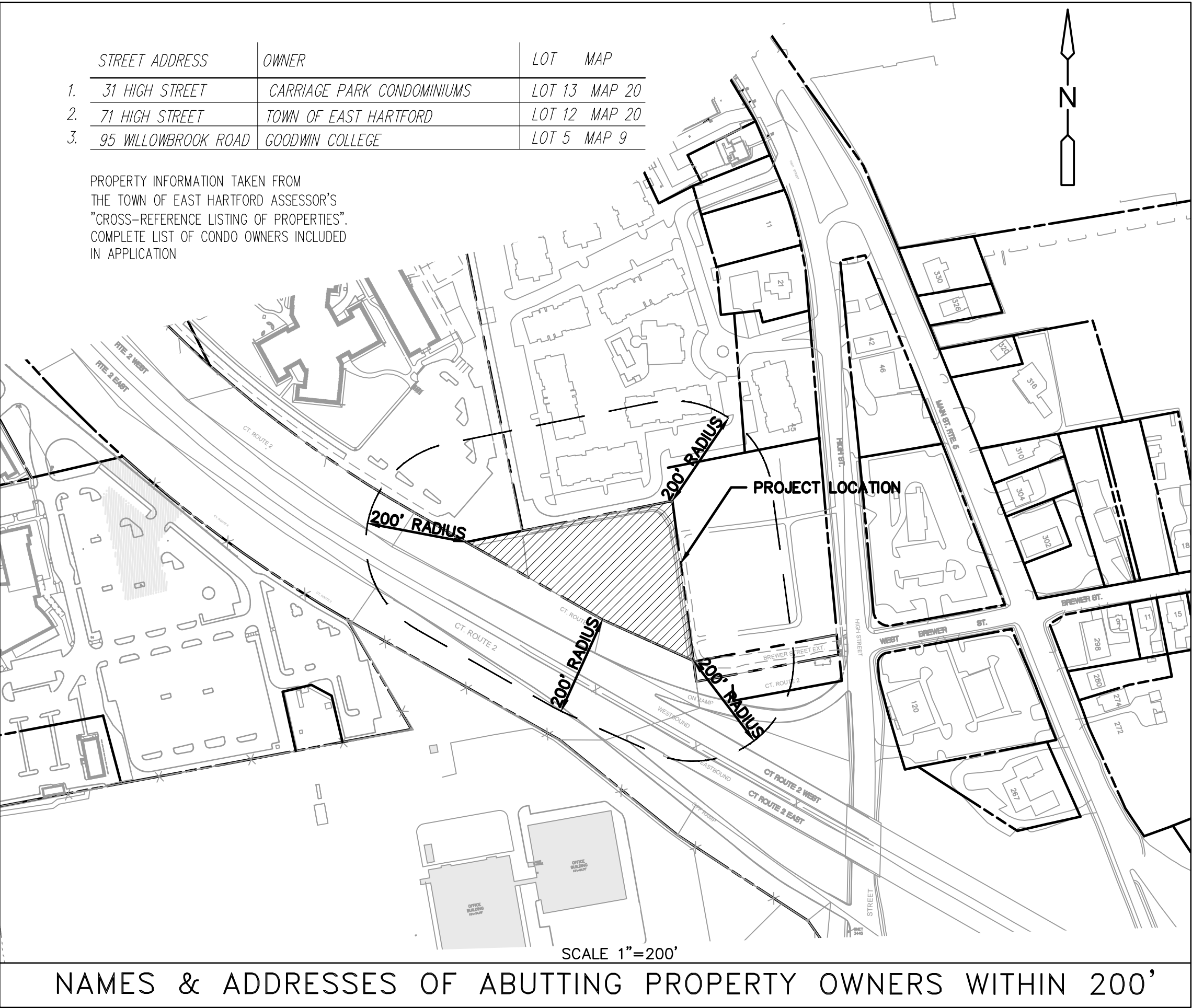
2. THE TOWN SHALL BE NOTIFIED IN WRITING AT LEAST 2 DAYS IN ADVANCE OF THE PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR AND THE ENGINEER.

ZUVIC • CARR

AND ASSOCIATES

CONSULTING ENGINEERS

40 Cold Spring Road • Rocky Hill, CT 06067
Phone 860.436.4901 • Fax 860.436.4953



TOWN OF EAST HARTFORD

PLANNING & ZONING COMMISSION

SITE PLAN CERTIFICATE

OF APPROVAL

APPROVAL DATE _____

EXPIRATION DATE _____

CHAIRMAN

GALEN B. SEMPREBON, P.E. #16747

CHAIRMAN

SHEET NO.

RM-1

PROJECT NO.: 1570-44
DESIGNED BY: _____
DRAWN BY: _____ NJM
SHEET CHK'D BY: _____ SJH
CROSS CHK'D BY: _____ GBS
APPROVED BY: _____
DATE: NOVEMBER 2018



**GOODWIN
COLLEGE**
ONE RIVERSIDE DRIVE
EAST HARTFORD, CT



ZUVIC • CARR
AND ASSOCIATES
CONSULTING ENGINEERS

40 Cold Spring Road • Rocky Hill, CT 06067
 Phone 860.436.4901 • Fax 860.436.4953

29 & 95 WILLOWBROOK ROAD
EAST HARTFORD, CONNECTICUT

EC-1

1. THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 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 2, 1988. IT IS A HORIZONTAL AND TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. IT IS INTENDED TO DEPICT DEED LINES, LINES OF OCCUPATION, EASEMENTS, ENCROACHMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.
2. PROPERTY BOUNDARIES, EASEMENTS AND ENCUMBRANCES HEREON IS BASED ON A RESURVEY. TOPOGRAPHIC FEATURES DEPICTED HEREON CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2. ELEVATIONS DEPICTED HEREON CONFORM TO VERTICAL ACCURACY CLASS V-2.
3. REFERENCE IS HEREBY MADE TO EAST HARTFORD MAPS ENTITLED:
 - A. "RIGHT OF WAY MAP TOWN OF EAST HARTFORD MAIN STREET FROM HIGH STREET NORTHERLY TO PITKIN STREET, ROUTE NO.2," PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE 1"=40', DATED MARCH 22, 1950 AND REVISED LAST AUGUST 1978. DOT PROJECT #42-07.
 - B. "RIGHT OF WAY MAP TOWN OF EAST HARTFORD - MAIN STREET FROM HIGH ST. NORTHERLY TO PITKIN STREET, ROUTE NO. 2," PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE 1"=40', DATED MARCH 22, 1950 AND LAST REVISED ON AUGUST 1978. DOT PROJECT #42-07.
 - C. "RIGHT OF WAY MAP TOWN OF EAST HARTFORD EAST HARTFORD EXPRESSWAY FROM MAIN STREET NORTHERLY TO PITKIN STREET" PREPARED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS, SCALE 1"=40', DATED 12/20/71, EAST HARTFORD LAND RECORDS MAP #3116.
 - D. "COMPIATION PLAN TOWN OF EAST HARTFORD MAP SHOWING LAND RELEASED TO GOODWIN COLLEGE, INC. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION CT ROUTE 2 - EAST HARTFORD EXPRESSWAY" PREPARED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, SCALE 1"=40' AND DATED 12/20/71, EAST HARTFORD LAND RECORDS MAP #3116.
4. THE BEARINGS ARE BASED ON THE CONNECTICUT COORDINATE SYSTEM, NAD83.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES SHOWN COMPLETELY ACCURATE. UTILITIES IN THE AREA, BUT NOT IN-SERVICE OR KNOWN TO THE SURVEYOR, FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. SOME ABANDONED PIPES ARE NOT SHOWN.
7. LOCATION OF UNDERGROUND SEWER, WATER AND GAS LATERALS AND CONNECTIONS TAKEN FROM RECORD DRAWINGS WHEREVER INFORMATION AVAILABLE.
8. LOCATION OF UNDERGROUND GAS, WATER AND SANITARY FACILITIES TAKEN FROM RECORD DRAWINGS WHEREVER INFORMATION AVAILABLE.

----	PROPERTY LINE		CONTROL POINT
-----	EASEMENT LINE		MONUMENT
=====	CURB		IRON PIPE
=====	EDGE OF PAVEMENT (EOP)		MONITORING WELL
-----x-----x-----	METAL BEAM RAIL		TYPE 'C' CATCH BASIN
---o---o---	STOCKADE OR DECORATIVE FENCE		TYPE 'CL' CATCH BASIN
-----X-----	CHAIN LINK FENCE		YARD DRAIN
-----25-----	MAJOR CONTOUR		STORM DRAINAGE MANHOLE
-----21-----	MINOR CONTOUR		SANITARY SEWER MANHOLE
-----x21.25-----	SPOT ELEVATION		GAS VALVE
-----TC21.25-----	TOP/BOTTOM OF CURB ELEVATION		WATER VALVE
-----BC20.75-----	PIPE(S) > 12" (SIZE, MATERIAL, AND FLOW DIRECTION)		HAND HOLE
-----18" RCP-----	GAS		UTILITY POLE
-----G-----	STORM DRAINAGE		UTILITY POLE W/ GUY WIRE
-----D-----	UNDERGROUND ELECTRIC		LUMINAIRE
-----E-----	OVERHEAD ELECTRIC		LUMINAIRE ON STANDARD
-----S-----	SANITARY SEWER		SIGNS
-----T-----	TELEPHONE/COMMUNICATIONS		BOLLARD
-----W-----	WATER		TREES
=====	ZONE LINE		SHRUBS