

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

DATE: May 24, 2018

Official Receipt Date:

 / /

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.): _____ | |
- | | | |
|-----------------|--|----------------------------------|
| VEHICLE SALES ▶ | <input type="checkbox"/> NEW | <input type="checkbox"/> USED |
| REPAIRER ▶ | <input type="checkbox"/> LIMITED | <input type="checkbox"/> GENERAL |
| FUEL SALES ▶ | <input type="checkbox"/> FILLING STATION | |

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 323 Pitkin Street ZONE: B-4

ASSESSORS MAP AND LOT: 4-38 PARCEL SIZE (ACRES OR SQ. FT.): 3.45 acres

PROJECT NAME: 111 Founders Plaza Parking Lot Improvements

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

The applicant wishes to reconfigure portions of their existing parking and add new parking area, the result of which will add 29 parking spaces serving the 111 Founders Plaza office building. Drainage modifications are included. No changes to the office building or parking garage are proposed as part of this project.

3. PROPERTY OWNER INFORMATION

☒ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Merchant 99-111 Founders LLC

OWNER ADDRESS: One Hartfield Boulevard Suite 102, East Windsor, CT 06088

OWNER PHONE: (860) 623-5252 OWNER EMAIL: dtaylor@firstmerchantsgroup.com

OWNER SIGNATURE:  PRINT NAME: David Taylor

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: VHB PHONE: (860) 807-4375

CONTACT PERSON: Steven J. Kochis, P.E. EMAIL: skochis@vhb.com

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| <input type="checkbox"/> FLOOD HAZARD – MINOR* | <input type="checkbox"/> TEXT AMENDMENT* |
- ☐ SITE LOCATION APPROVAL →
VEHICLE SALES ▶ ☐ NEW ☐ USED
REPAIRER ▶ ☐ LIMITED ☐ GENERAL
FUEL SALES ▶ ☐ FILLING STATION
- ☒ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): 49,600 sf

2. SITE AND PROJECT INFORMATION

PROPERTY ADDRESS: 321 Pitkin Street ZONE: B-4

ASSESSORS MAP AND LOT: 4-38C PARCEL SIZE (ACRES OR SQ. FT.): 5.73 acres

PROJECT NAME: 111 Founders Plaza Parking Lot Improvements

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

The applicant wishes to reconfigure portions of their existing parking and add new parking area, the result of which will add 78 parking spaces serving the 111 Founders Plaza office building. Drainage modifications are included. No changes to the office building or parking garage are proposed as part of this project.

3. PROPERTY OWNER INFORMATION

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APPLICANT ADDRESS: _____

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION

☒ CHECK IF PRIMARY CONTACT

FIRM: VHB PHONE: (860) 807-4375

CONTACT PERSON: Steven J. Kochis, P.E. EMAIL: skochis@vhb.com

- 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: 209.2

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

The project does not propose any new buildings, nor does it affect any community facilities;
however, the proposed project will help to ensure that parking needs for the existing office
building are better met on site. Stormwater quality of rainfall runoff will be improved as well.

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

The project does not propose any new buildings, nor does it affect any community facilities;
however, the proposed project will help to ensure that parking needs for the existing office
building are better met on site. Stormwater quality of rainfall runoff will be improved as well.

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:

Table 1:

Owner	Address	Book / Page
LAURIA KATHLEEN C	235 E RIVER DR UNIT 4202	2073/ 313
FAREWANI YOGESH CHANDRAKANT & SUMA YOGI	235 E RIVER DR UNIT 203	3143/ 182
PICZOFERRATO JOSEPH R & PICZOFERRATO RUDY J & WENDY S	235 EAST RIVER DR UNIT 204	3611/ 52
KLEIN GARY P & CODA-KLEIN LYNN L	235 EAST RIVER DR #205	3269/ 290
AMBER MANAGEMENT II LLC	235 EAST RIVER DR 304	3451/ 177
PANOSCIA CAROL	235 E RIVER DR UNIT 208	3161/ 229
ORTIZ RIVERA JULIO O	235 EAST RIVER DR 302	3508/ 293
HULTON JEANNE M	235 EAST RIVER DR 304	3573/ 338
ANDERSON WILLIAM E JR & GROSAN TIMOTHY S	235 EAST RIVER DR UNIT 305	3527/ 116
MIRANDA JOEY LEE	235 E RIVER DR UNIT 307	2824/ 48
BLUVINS TIMOTHY L & MORALES ANGEL M	235 EAST RIVER DR 401	3577/ 162
HATZIKOSTANTIS DINIA	235 EAST RIVER DR UNIT 402	3683/ 126
ALLEN MICHAEL J & MARCIA M	235 EAST RIVER DR UNIT 404	3453/ 293
BOLJMANI ELISA	235 EAST RIVER DR 405	3357/ 67
MANGIAPICO CORA MANGIAPICO THOMAS S	235 EAST RIVER DR 406	3661/ 117
JOYCE THOMAS	235 E RIVER DRIVE UNIT 407	2996/ 135
USHA REDDY LIVING TRUST & REDDY USHA AS TRUSTEE	235 E RIVER DR UNIT 408	3175/ 337
STONE CHERYL A	235 E RIVER DR U# 501	1855/ 287
NIRANI ANGELA LYNN	235 E RIVER DRIVE UNIT 502	2999/ 316
HALL NEWELL C & JANICE M	235 EAST RIVER DR U #505	1232/ 172
SCHUBERG ROBB	235 EAST RIVER DR UNIT 506	3273/ 353
KORDI ALEXANDER V & TETIANA V	235 E RIVER DR UNIT 507	2368/ 96
YAMAMOTO PRECILLIE F	235 E RIVER DR UNIT 508	2156/ 270
WU HAN CHANG R	235 E RIVER DR UNIT 605	2617/ 218
BAROHI DOLORES A TRUSTEE & DOLORES A BAROHI REVOCABLE TRUST	235 EAST RIVER DR 603	3644/ 16
HALL ANDRE	235 E RIVER DR UNIT 604	3328/ 93
POWERS MARY M	235 EAST RIVER DR UNIT 605	3504/ 281
ANDREWS CAROLLE	235 EAST RIVER DR 606	3418/ 86
ASHFORD LESLIE & ASHFORD GREGORY	235 EAST RIVER DR 607	3718/ 27
RUSCO LINDA A	235 E RIVER DR UNIT 608	2394/ 178
GEISMAN RICHARD & O'BRIEN ROSEMARY	235 EAST RIVER DR 701	3684/ 338
MENTUS MORGAN	235 EAST RIVER DR 702	3753/ 120
MENT M SHEILA	235 EAST RIVER DR U 703	1901/ 276
BARAL MARI C	235 EAST RIVER DR 704	3562/ 62
COLLINS MARY ELLEN	235 EAST RIVER DRIVE UNIT #705	1536/ 238
SAMOTIS JOYCE M	235 EAST RIVER DR U #706	1288/ 63
JONES MARLENE	235 EAST RIVER DR UNIT 707	3689/ 102
TOJANEY PODJA	235 E RIVER DR UNIT 802	2592/ 245
COLAN MIGUEL A	235 EAST RIVER DR 803	3625/ 47
HALL JANICE M	235 E RIVER DR UNIT 804	3197/ 147
EBRAHIM LAURIE J & SHIRENEV DOUGLAS K	235 E RIVER DR #805	3091/ 255
DUSTY ROBERT J & LEE BETTY Z TRUSTEES & DUSTY LEE REVOCABLE TRUST	235 EAST RIVER DR 806	3636/ 171
DAIKO EALY WAYDE A	235 E RIVER DR #807	1940/ 140
DONZA MARISA A	235 EAST RIVER DR 901	3547/ 294
LOPEZ ESTELA R	235 E RIVER DR #902	2067/ 333
KIMBALL MICHAEL T	235 EAST RIVER DR 903	3317/ 333
PEARSON ROBIN WESSER & RICHARD	235 E RIVER DR UNIT 904	2504/ 318
JACOBI JOHN & LORRAINE	235 E RIVER DR UNIT 906	3102/ 129
BUCCYNKI THOMAS F	235 EAST RIVER DR #907	1308/ 9
BRAUNSTEIN MICHAEL & ZAZZARO RITU	235 EAST RIVER DR 908	3624/ 24
LAPENTA DOMINIC	235 EAST RIVER DR #1002	3371/ 343
DLORENZO LORRAINE C TRUSTEE	235 E RIVER DR UNIT 1003	2814/ 200
SCELZA TONY	235 E RIVER DR UNIT 1402	2295/ 16
REK JAMID EAST OF & CYNTHIA W	235 EAST RIVER DR 1005	3498/ 279
JIANGHAO & WENYAN & JINMEI	235 EAST RIVER DR 1006	3588/ 110
CORREA MIGUEL A	235 EAST RIVER DR #1008	3353/ 237
IRABHAI AJIT	235 EAST RIVER DR 1101	3461/ 37
MITA REAL ESTATE II, LLC	235 E RIVER DR UNIT 1102	3174/ 41
COLON VILMARIS	235 EAST RIVER DR 1104	3534/ 76
PITTMAN PATTY J	235 EAST RIVER DR UNIT 1205	3670/ 264
THOMAS NORMAN T & VALENE E	235 EAST RIVER DR 1206	1775/ 100
PET DONALD & PET MARION & ASHER	235 EAST RIVER DRIVE 1601	1398/ 222
ANDREWS CAROLLE T	235 EAST RIVER DR 606	3599/ 154
SCHEN STEPHEN G	235 EAST RIVER DR 1202	3385/ 84
COLON VILFRIDO	235 EAST RIVER DR 1203	3434/ 56
OPSTEIN ALAN H	235 EAST RIVER DR #1207	3272/ 206
PSARAS JAMES	235 EAST RIVER DR #1303	1822/ 90
CHARUSPITZ NAHMETTE T & LPSHITZ HANNE S	235 EAST RIVER DR 1304	3321/ 77
SULLIVAN DAVID E & SUZANNE E	235 EAST RIVER DR UNIT 1305	3535/ 294
UCHINO TOSHIKO	235 E RIVER DR #1307	1884/ 184
HENRY MARCO & HENRY HENEIDA JAMES	235 EAST RIVER DR #1401	3575/ 144
SHANK I COOPER HUGO AGREEMENT & COOPER STANETT I & JY ANA TRUSTEES	235 EAST RIVER DR 1403	3545/ 216
ROMANELLI IRENE H & PAUL F	235 EAST RIVER DR 1501	3623/ 151
ADAMS CYNTHIA L	235 E RIVER DR UNIT 1502	2839/ 149
SHERWIN JOSEPH D & GABARD STEPHANIE L	235 E RIVER DRIVE UNIT 1503	2705/ 170
PET DONALD & PET MARILYN	235 EAST RIVER DRIVE 1601	1627/ 59
EMARVIN HENKEN GGT FAMILY TRUST CO ELKANOR CHENKEN TRUSTEE	235 EAST RIVER DR UNIT 1602	3239/ 280



Founders Plaza Parking Lot Improvements

323 & 321 Pitkin Street
East Hartford, Connecticut

No.	Revision	Date	Appr.

Designed by KJT/SJK	Checked by PV
Issued for Site Plan Application	Date May 15, 2018

Not Approved for Construction

Drawing Title

Abutters Radius Map

Drawing Number

R-1

Sheet 1 of 1

Project Number
42200.00