

**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\*

☐ **MINOR MODIFICATION  
SITE PLAN REVIEW COMMITTEE  
(STAFF REVIEW COMMITTEE)**

☐ SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): \_\_\_\_\_

**2. SITE AND PROJECT INFORMATION**

PROPERTY ADDRESS: 361, 365 Main St., 9, 13-15, 21, 27-29, 33 Ensign St. ZONE: DDD3/B2/R4

ASSESSORS MAP AND LOT: 21-9, 10-40 through 10-45 PARCEL SIZE (ACRES OR SQ. FT.): 3.15 Ac. total

PROJECT NAME: Ensign/Main Street Site Design

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Modification of previous approval of site to DDD3 zone to provide for 5 separate residential lots.

**3. PROPERTY OWNER INFORMATION**

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Goodwin University, Inc.

OWNER ADDRESS: One Riverside Drive, East Hartford, CT 06118

OWNER PHONE: 860-727-6756

OWNER EMAIL: BHarrell@Goodwin.edu

OWNER SIGNATURE: *Bryant Harrell*

PRINT NAME: Bryant Harrell

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: Zuvic Carr and Associates

PHONE: 860-436-4901

CONTACT PERSON: Galen Semprebon, P.E., LEED AP

EMAIL: galen@zuvic.com

**Narrative**  
**Amendment to Master Plan approval of May 15, 2019**  
**Goodwin College Main & Ensign Street Site Development**  
**July 28, 2020**

The following narrative has been prepared in support of the amendment to the Master Plan (DDD3 Zone Change) application which was approved for the Goodwin College mixed use building on the corner of Ensign Street and Main Street on May 15, 2019. The developed site (which will encompass 7 properties) is located on the west side of Main Street (Route 517) and the south side of Ensign Street.

The site is currently zoned B-2 along Main Street, and R-4 along Ensign Street. The approved overlay zone (DDD3) encompasses Seven (7) parcels of land known as 361, and 365 Main Street, 9, 13-15, 21, 27-29 and 33 Ensign Street.

The Main/Ensign Street building presently under construction will consist of approximately 23,221 S.F., three (3) stories, and contain a financial institution, up to 2 restaurants, and commercial office space. The site will have a full driveway onto Ensign Street and a right-turn out only driveway onto Main Street. In support of the proposed building, parking for 123 vehicles, sidewalks, and other site improvements are under construction. Residential homes presently occupying 9, 13-15, 21, 27-29 and 33 Ensign Street are to remain as part of the development.

In support of the Main/Ensign Street building, parking and other improvements are being constructed on the southern side of the properties at 9, 13-15, 21, 27-29 and 33 Ensign Street.

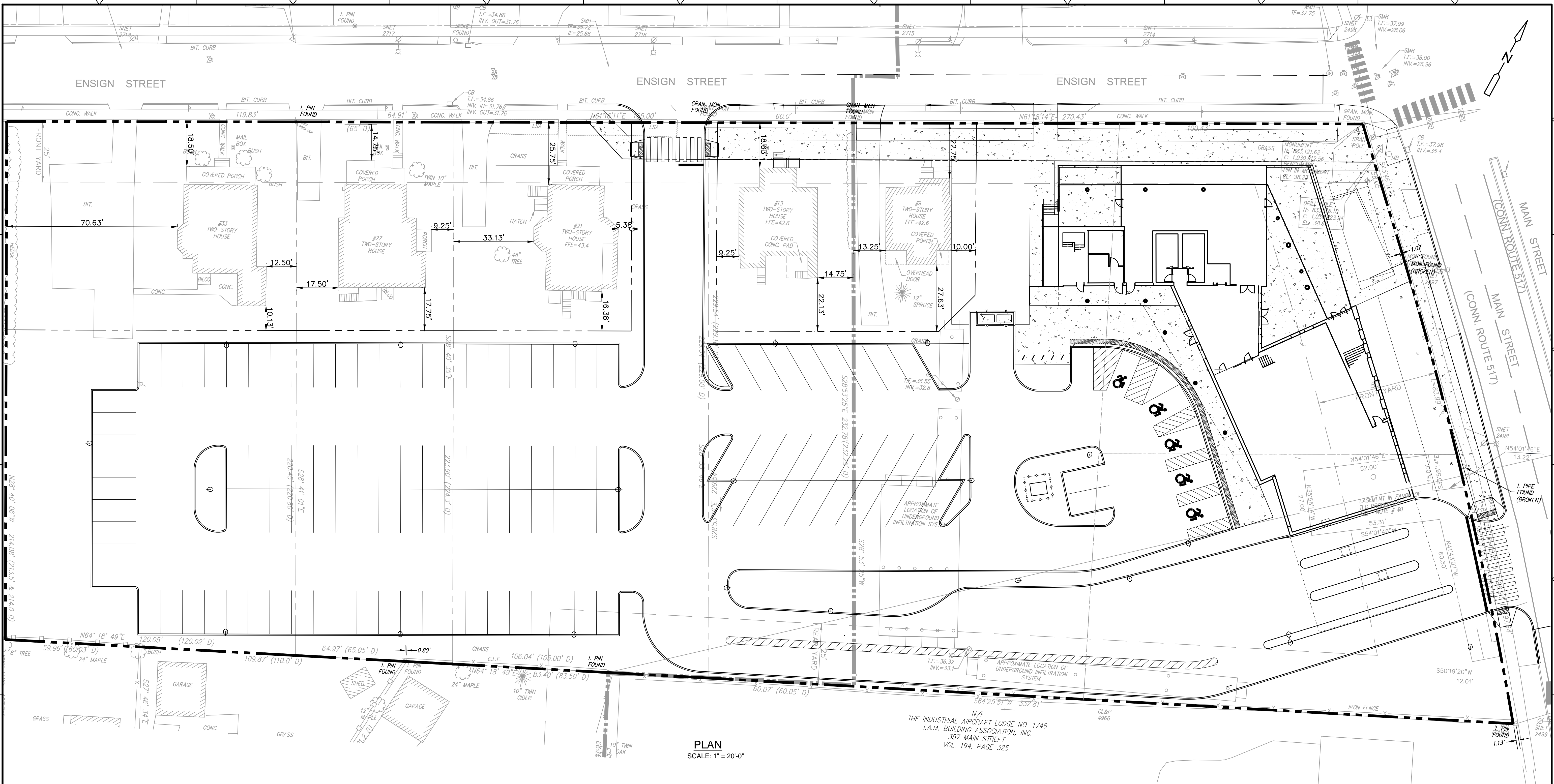
It is proposed to maintain separate lots for the five (5) residential properties known as 9 Ensign Street, 13-15 Ensign Street, 21 Ensign Street, 27-29 Ensign Street and 33 Ensign Street. By maintaining these properties as separate lots, the addresses for the lots may remain, and the existing uses of the lots as residential will remain. The lots will be reduced in size to accommodate the building and associated parking for the Ensign/Main Street building.

Two plans have been prepared in support of this application. The first plan is a lot line adjustment plan which reflects the lot line adjustments for the 5 residential lots and Main/Ensign building lot. This plan also reflects a sidewalk easement requested by the Town of East Hartford along Ensign Street.

The second plan contains a zoning data block, and building and other setback dimensions associated with the 5 residential lots to remain.



FILE PATH: H:\Projects\Goodwin College\1850 - Main & Ensign Preliminary Site Design\AutoCAD\1850 - lot line adjustment zoning map.dwg PLOT DATE: 7/28/2020 PLOT TIME: 5:42:00 AM



PLAN  
SCALE: 1" = 20'-0"

Zoning Table									
DDD III OVERLAY ZONE									
(B-2 AND R-4 UNDERLYING ZONES)									
Lot (Ensign St.)									
	Front Yard (FT)	Side Yard (FT)	Rear Yard (FT)	Lot Area (SF)	Lot Width (FT)	Street Front. (FT)	60x60 Sq. Ft?	Lot Cov.	
9	22.75(1)	23.25/10	27.63	4225	50.89	50.89	NO	20.4	
13-15	18.63(1)	25/9.25	22.13	4878	56.23	56.09	NO	23.0	
21	25.75	38.51/5.38	16.38	6316	73.38(1)	73.38	YES	22.5	
27-29	14.75(1)	26.75/9.25	17.75	5575	64.91(1)	64.91	YES	24.9	
33	18.50(1)	83.13/12.50	10.13	10,323	119.83	119.83	YES	13.4	
Req. in R-4 Zone	25'	20' min	25'	7600 SF	75'	50'		35%	
(total 2 yards 8' min. each)									

Numbers shown in red do not conform to underlying R-4 zone regulations and were either made non-conforming or existing non-conformity was increased due to development.  
(1) Existing non-conformity that was not increased due to development.

NOT FOR CONSTRUCTION

REV. NO.	DATE	DRWN	CHKD	REMARKS
8	12/2019	GBS	GBS	DRIVE-THRU CONFIGURATION # 3
7	11/2019	SJH	GBS	DRIVE-THRU CONFIGURATION # 2
6	07/2019	MK	GBS	BULLETIN 1
5	06/2019	MK	GBS	ISSUED FOR PERMIT
4	05/2019	MK	FW	PER TOWN COMMENTS/ADDENDUM # 1
3	05/2019	MK	GBS	PER DOT COMMENTS.
1 & 2	05/2019	MK	GBS	PER DOT COMMENTS.

PROJECT NO.:	1850
DESIGNED BY:	GBS
DRAWN BY:	MK
SHEET CHK'D BY:	GBS
CROSS CHK'D BY:	TG
APPROVED BY:	
DATE:	JULY, 2020



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT



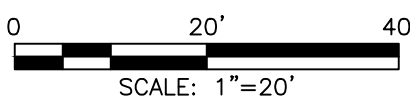
40 Cold Spring Road • Rocky Hill, CT 06067  
Phone 860.436.4901 • Fax 860.436.4953

ENSIGN AND MAIN  
SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

LOT LINE REVISION MAP

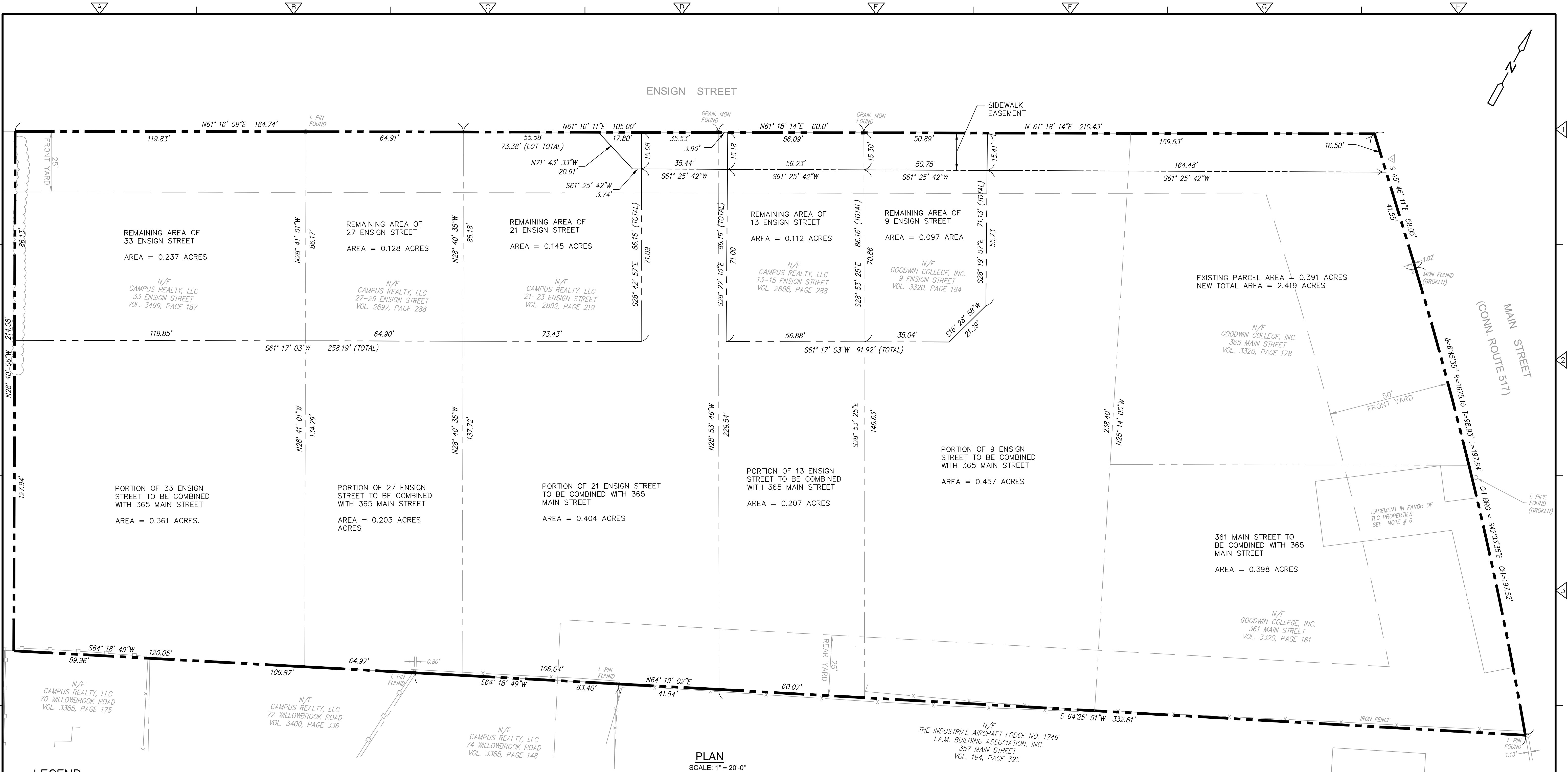
SHEET NO.

ZC-1





FILE PATH: H:\Projects\Goodwin College\1850 - Main & Ensign Preliminary Site Design\AutoCAD\DWG 1850 - lot line adjustment.dwg PLOT DATE: 7/26/2020 PLOT TIME: 5:40:28 AM



PLAN  
SCALE: 1" = 20'-0"

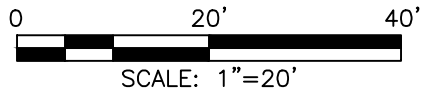
LEGEND:

- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- PROPOSED EXTENTS - LOT LINE REVISIONS
- - - EXISTING PROPERTY LINE
- MONUMENT
- IPIN IRON PIN

SURVEY NOTES:

- 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 26, 1996. IT IS A PROPERTY MAP CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. IT IS INTENDED TO DEPICT DEED LINES, LINES OF OCCUPATION, EASEMENTS, ENCROACHMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.
- SURVEY PROVIDED BY:  
ZUVIC, CARR AND ASSOCIATES, INC.  
40 COLD SPRING ROAD, ROCKY HILL, CT 06067  
TEL. 860-436-4901
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:  
A. 'ENSIGN AND MAIN SITE DESIGN - EXISTING CONDITIONS' PREPARED BY ZUVIC, CARR AND ASSOCIATES, SCALE 1"=20', DRAFT DATED APRIL, 2019.
- BEARINGS ARE BASED ON THE CONNECTICUT COORDINATE SYSTEM, NAD83.
- SIDE YARD AND REAR YARD SET-BACK LINES FOR INDIVIDUAL LOTS ARE NOT SHOWN.
- EASEMENT HAS BEEN ABANDONED AND NO LONGER IS IN PLACE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS  
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON




JONATHAN TARBOX

L.S. #70075

REV. NO.	DATE	DRWN	CHKD	REMARKS

PROJECT NO.: 1850  
DESIGNED BY: GBS  
DRAWN BY: MK  
SHEET CHK'D BY: JT  
CROSS CHK'D BY:   
APPROVED BY:   
DATE: JULY, 2020

PREPARED FOR:



ONE RIVERSIDE DRIVE  
EAST HARTFORD, CONNECTICUT

PREPARED BY:



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

ENSIGN AND MAIN  
SITE DESIGN  
ENSIGN STREET & MAIN STREET  
EAST HARTFORD, CONNECTICUT

PROPERTY MAP  
LOT LINE REVISION MAP

SHEET NO.

LR-1