



ARUNAN ARULAMPALAM  
MAYOR

# CITY OF HARTFORD

DEPARTMENT OF DEVELOPMENT SERVICES

Planning Division  
260 Constitution Plaza  
Hartford, Connecticut 06103

Telephone: (860) 757- 9040  
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[www.hartford.gov](http://www.hartford.gov)



RANDAL P. DAVIS  
INTERIM DIRECTOR

ERIN HOWARD  
PLANNING DIRECTOR

April 26, 2024

Honorable Noel McGregor  
Town and City Clerk  
City of Hartford  
Office of Town and City Clerk  
550 Main Street  
Hartford, CT 06103

Sent via Email

**Re: Approved Text Amendments to the City of Hartford Zoning Regulations**  
**Accela application ID: PZ-TXTAMD-24-000004**

Dear Hon. McGregor:

At its regular meeting on April 23, 2024, the Planning & Zoning Commission (PZC) met to consider the proposed changes to Zoning Regulation Section 5.4.3 to include Cannabis Uses in the Connecticut River Overlay. In the regard, the PZC adopted the proposed Text Amendments attached (Exhibit A).

This notice is being provided to you in accordance with Connecticut General Statutes (CGS) Section 8-3d, which requires that approved zoning amendments be filed in the office of the Town and City Clerk.

Please do not hesitate to contact the Planning Division office at 860-757-9040 or at [oneplan@hartford.gov](mailto:oneplan@hartford.gov) if you have any questions regarding this matter.

Respectfully,

  
Erin Howard, AICP  
Planning Director

  
Date

CC: Planning File  
Corporation Counsel

## EXHIBIT A

[Proposed changes appear in Red]

Section 5.4.3.B. Uses. Uses shall include only multi-unit dwelling, bed & breakfast, hotel/apartment hotel, Assembly, school, transit station, airport, neighborhood retail, neighborhood service, child day Care, drinking place, eating place, office, craftsman industrial park, intensive park uses, and Temporary events, any cannabis use with a special permit, and not located within a 500-foot radius of a parcel used or reserved to be used for the purpose of a school or civic assembly, as well as accessory uses to these principal uses.



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**RANDAL P. DAVIS**  
INTERIM DIRECTOR  
**ERIN HOWARD**  
PLANNING DIRECTOR

April 26, 2024

306 Market Street, LLC  
755 Main Street, 2nd Floor  
Hartford, CT 06103

**Sent via Email**

**Re: Text Amendment, Planning & Zoning Commission Decision Letter**  
**Accela application ID: PZ-TXTAMD-24-000004**

Dear Applicant:

At its regular meeting on April 23, 2024, the Planning & Zoning Commission (PZC) met to consider the proposed changes to Zoning Regulation Section 5.4.3 to include Cannabis Uses in the Connecticut River Overlay. In this regard, the PZC approved the proposal as follows:

**CITY OF HARTFORD**  
**PLANNING & ZONING COMMISSION RESOLUTION**  
**TEXT AMENDMENT APPLICATION**  
**PZ-TXTAMD-24-000004**

- Whereas, The City of Hartford Planning & Zoning Commission has reviewed an application for amendments to the City of Hartford’s Zoning Regulations; and
- Whereas, The application includes amendments to Section 5.4.3 Uses, to add all Cannabis related uses in the Connecticut River Overlay Zone; and
- Whereas, The application, as submitted and as may be modified by the Commission and this approval is consistent with the Plan of Conservation and Development and Section 1.3.5 of the Regulations.

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby approves the request for Zoning Regulation Amendments:

Be It Further,

Resolved, This 23<sup>rd</sup> day of April, 2024.

Thank you for your investment in the City of Hartford.

Respectfully,

  
Erin Howard, AICP  
Planning Director

  
Date

CC: Planning File

#### EXHIBIT A

[Proposed changes appear in Red]

Section 5.4.3.B. Uses. Uses shall include only multi-unit dwelling, bed & breakfast, hotel/apartment hotel, Assembly, school, transit station, airport, neighborhood retail, neighborhood service, child day Care, drinking place, eating place, office, craftsman industrial park, intensive park uses, and Temporary events, any cannabis use with a special permit, and not located within a 500-foot radius of a parcel used or reserved to be used for the purpose of a school or civic assembly, as well as accessory uses to these principal uses.