



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



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 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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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 23rd day of April, 2024.

PZ-TXTAMD-24-000004_PZC_DecisionLetter_04262024

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.