



Issued: 1/8/2020

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, JANUARY 6, 2020
ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107
FINAL MINUTES**

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioner: Liz Gillette, Alternate: Gordon Binkhorst. Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioners: John O'Donnell, Michele Maresca, Alternate: Andrea Gomes.

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

Gordon Binkhorst seated for Michele Maresca on all items.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Special Meeting, Wednesday, December 4, 2019
Motion/Binkhorst; Second/Prestage; Vote 4-0.

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **1800 Asylum Avenue** – Application (IWW #1119) of Bestech Inc. on behalf of Fintech Village, LLC c/o Ideanomics, Inc. (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse

impact on a wetlands regulated area. The requested activities include the abatement and removal of the former Library building and adjacent soils. A portion of the proposed activities are within wetland soils and a 150' upland review area. (Submitted for IWWA receipt on January 6, 2020. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Prestage, Second/Binkhorst) (Binkhorst Seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, February 3, 2020 at 7:15 P.M. in Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

4. **660 Mountain Road** – Application (IWW #1061-R1-19) of Kevin Solli, P.E., on behalf of Gledhill Estates LLC (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The application seeks a modification of the existing wetlands permit to facilitate the separation of the attached duplex units; Units 11 & 12, into detached, single-family residences and to make associated site grading and drainage improvements. A portion of the proposed activities are within a 150' upland review area. (Submitted for IWWA receipt on January 6, 2020. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Prestage, Second/Binkhorst) (Binkhorst Seated for Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, February 3, 2020 at 7:15 P.M. in Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

5. **660 Mountain Road** – Application (SUP #1299-R1-19) of Kevin Solli, P.E., on behalf of Gledhill Estates LLC (R.O.) requesting approval to modify Special Use Permit #1299 for the open space residential development known as “Gledhill Estates”. The requested modifications are to facilitate the separation of the attached duplex units; Units 11 & 12, into detached, single-family residences and to make associated site grading and drainage improvements. (Submitted for TPZ receipt on January 6, 2020. Suggest required public hearing be scheduled on February 3, 2020.)

The TPZ acted by **unanimous vote (4-0)** (Motion/ Binkhorst; Second/Prestage) (Binkhorst seated for Maresca) to schedule this matter for public hearing on **Monday, February 3, 2020 at 7:15 P.M. in Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

OLD BUSINESS:

6. **15 Sedgwick Road** – Application (IWW# 1116) of Craig Yelin, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland area. The applicant is requesting the relocation of an existing dumpster pad onto leased land from the town of West Hartford totaling approximately 211 s.f. The proposed project takes place within a 150' upland review area. (Submitted for IWWA receipt on December 4, 2019. Determined to be potentially significant and public hearing scheduled for January 6, 2020.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Gillette; Second/Prestage) (Binkhorst seated for Maresca) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

15 SEDGWICK ROAD
INLAND WETLAND APPLICATION IWW #1116
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **15 Sedgwick Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1116** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located at **15 Sedgwick Road.**

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

- 7. **36 Ferncliff Drive** – Application (IWW# 1118) of Jason Levesque, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland area. The applicant is proposing the construction of a new single family home and garage with an approximately 2,821 s.f. footprint; with

associated grading, drainage, and utility improvements. A portion of the proposed project takes place within a 150' upland review area. (Submitted for IWWA receipt on December 4, 2019. Determined to be potentially significant and public hearing scheduled for January 6, 2020.)

The IWWA reviewed the applicants request to open and immediately continue the hearing and acted by **unanimous vote (4-0)** (Motion/ Prestage; Second/Binkhorst) (Binkhorst seated for Maresca) to grant the request and immediately continued the matter to **Monday, February 3, 2020** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

TOWN COUNCIL REFERRAL:

8. **1445-1459 New Britain Avenue** – Application filed on behalf of FW CT-Corbin’s Corner Shopping Center, LLC, owner of 1459 New Britain Avenue, located within Special Development District (SDD) #6. The application seeks permission to undertake a renovation of the shopping center including alterations to the existing building façade; construction of an approximately 2,550 s.f. addition to the rear of the Trader Joes; and either the demolition and replacement of the now vacant Jared’s Jewelers building with a new 7,360 s.f. restaurant building with outdoor dining or the redesign of the existing building’s exterior to accommodate a restaurant use and outdoor dining. In addition, associated improvements including the reconfiguration of the parking layout, installation of new landscaping, lighting and pedestrian amenities and changes to sign criteria and conditions are proposed. (Town Council receipt on December 16, 2019. Set for public hearing on January 28, 2020.) ***Recommend to Approve. Motion/Prestage; Second/Binkhorst; Vote 4-0.***

WEST HARTFORD PLAN OF CONSERVATION AND DEVELOPMENT UPDATE:

9. **Plan of Conservation and Development Update:** Scheduling of the public hearing on Plan adoption. ***Tentative Public Hearing date of February 24, 2020 set.***

TOWN PLANNER’S REPORT:

10. The IWWA discussed the tree clearing and site disturbance violation at 25 Kane Street and requested the Town Planner contact the record owner and request he attend the next regular meeting on February 3, 2020 to provide an update on the status of the site.

INFORMATION ITEMS:

11. **None**

MEETING ADJOURNED: 8:40 P.M.

U: shareddocs/TPZ/Minutes/2020/January 6_draft