

Issued: 7/30/2020

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, AUGUST 3, 2020  
VIRTUAL MEETING**

**VIRTUAL MEETING VIEWING INSTRUCTIONS:**

The public hearing and meeting will be conducted exclusively as virtual meeting in accordance with the Town Plan and Zoning Commission Rules and Regulations for the Transaction of Business and Executive Orders No. 7B and 7I issued by Governor Ned Lamont. The public hearings will be broadcast live on television on West Hartford Community Interactive Comcast Channel 5 and Frontier TV Channel 6098 and streamed live at [www.whctv.org](http://www.whctv.org).

The applications related to the items on this Agenda are available for public review on the Town's website at the Town Plan & Zoning Commission, Monday, August 3 Calendar Link at: <https://westhartfordctgov.finalsite.com/government-services/boards-commisions/town-plan-zoning-iwwa> or by request via email to [comment.tpz@westhartfordct.gov](mailto:comment.tpz@westhartfordct.gov).

**AGENDA**

**CALL TO ORDER/ROLL CALL: 6:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 6:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, [July 6](#), 2020

**COMMUNICATIONS:**

2.
  - a. **None**

**NEW BUSINESS:**

3. **37 Buena Vista Road** – [Application](#) (IWW# 1126) of the Town of West Hartford, (Julie Viera, P.E., Civil Engineer II, Engineering Division) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The application seeks permission to dredge and restore a portion of the Trout Brook located at the Buena Vista Recreation Facility to improve and restore

its floodflow alteration function and value. The proposed activity takes place within wetlands, a watercourse, and adjacent 150' upland review area. (Submitted for IWWA receipt on August 3, 2020. Presented for determination of significance.)

- [Narrative](#)
- [Plans](#)

**OLD BUSINESS / PUBLIC HEARING:**

4. None

**TOWN COUNCIL REFERRAL:**

5. **340 North Main Street** – [Application](#) on behalf of Dotcom Wine & Spirits, Inc. d/b/a Maximum Beverage, prospective tenant in property located at 316-340 North Main Street within Special Development District (SDD) #7. The application seeks permission to convert approximately 7,705 s.f. of unused tenant space on the lower level of the shopping plaza into a new wine, beer and spirit retail store. Associated exterior façade renovations, including additional signage, parking and landscape improvements are proposed.

- [Agent Authorization](#)
- [Affidavit of Interest](#)
- [SDD Ordinance Description](#)
- [Parking Study](#)
- [Building Floor Plan](#)
- [Staff Comments](#)
- [Owner Consent Letter](#)
- [Property Description](#)
- [Neighborhood Outreach](#)
- [Site Survey & Site Plan](#)
- [Orientation Photographs and Proposed Signage](#)

**TOWN PLANNER'S REPORT:**

6. None

**INFORMATION ITEMS:**

7. None

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Wednesday, September 9, 2020 @ 6:00 P.M
- TPZ Regular Meeting, Monday, October 5, 2020 @ 7:00 P.M
- TPZ Regular Meeting, Wednesday, November 4, 2020 @ 7:00 P.M

***“Any individual with a disability who needs special assistance to participate in a meeting or public hearing should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting or public hearing.”***