

Issued: 9/3/2020

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING & PUBLIC HEARING
WEDNESDAY, SEPTEMBER 9, 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.

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, September 9 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.

AUDIO COMMENT:

Any interested person(s) may participate in real-time by calling:

1 (408) 418-9388 and using the following Access Code: 173 155 1281, at 6:15 pm. Participants using caller ID blocking will not be permitted to participate. Participants will be called on in the order in which their call was received. When prompted by the Chair and/or Moderator, participants will have the permission to speak on matters germane to the hearings.

WRITTEN COMMENT:

Any interested person(s) may submit a written comment via email to comment.tpz@westhartfordct.gov or via mail to: Town Plan & Zoning Commission, Town Hall, Room 214, 50 South Main Street, West Hartford, CT 06107. Written comments will be made part of the record at the September 9, 2020 public hearing and posted on the Town's website. In order to be included as part of the record, comments must meet the following requirements:

- Comments must be received no later than 3:30 PM on September 9, 2020.
- The "subject" of the email shall be: "[Application # and Address] TPZ September 9th Public Hearing".
- The body of the email must begin with the interested person(s) full name and street address.
- Comments must be germane to the application and no longer than 500 words.

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, [August 3](#), 2020

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. None

OLD BUSINESS / PUBLIC HEARING:

4. **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. Determined to be potentially significant and set for public hearing on September 9, 2020.)
 - [Narrative](#)
 - [Soils Report](#)
 - [CEC Minutes](#)
 - [Plans](#)
 - [Staff Comments](#)

TOWN COUNCIL REFERRAL:

5. **1553-1559 New Britain Avenue** – [Application](#) on behalf of Newington Westfarms TMC, LLC, owner of 1553-1559 New Britain Avenue, also known as Newington Westfarms Center, located within Special Development District (SDD) # 103. The application seeks permission to amend the recently approved but yet to be constructed landscape plan. No other site or architectural changes are proposed.
 - [Owner Application Letter](#)
 - [MDC Letter](#)

- [Affidavit of Interest](#)
- [SDD Ordinance Description](#)
- [Description of Proposed Uses & Operations](#)
- [Staff Comments](#)
- [Property Description](#)
- [Neighborhood Outreach](#)
- [Landscaping & Site Plan](#)

TOWN PLANNER'S REPORT:

6. None

INFORMATION ITEMS:

7. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

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

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