

Issued: 10/2/2020

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 5, 2020
VIRTUAL MEETING
Revised**

VIRTUAL MEETING VIEWING INSTRUCTIONS:

The regular 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 meeting 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 and materials related to the items on this Agenda are available for public review on the Town's website at the Town Plan & Zoning Commission, Monday, October 5 Calendar Link at: <https://westhartfordctgov.finalsite.com/government-services/boards-commissions/town-plan-zoning-iwva> or by request via email to comment.tpz@westhartfordct.gov.

AGENDA

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, [September 9](#), 2020

COMMUNICATIONS:

2. **None**

NEW BUSINESS:

3. **Fern Street – Fern Street Bridge – Town of West Hartford** – [Application](#) (IWW# 1127), of the Engineering Division of the Town of West Hartford, 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 purposing to replace the Fern Street Bridge including a realignment of the West Branch Trout Brook for approximately 200 feet upstream of the bridge. The proposed work is within both a watercourse and within the 150 ft. upland review area. Submitted for IWWA receipt on October 5, 2020. Presented for determination of significance)
 - [Narrative](#)
 - [Plans](#)

- [Soils Report](#)

OLD BUSINESS / PUBLIC HEARING:

4. None

TOWN COUNCIL REFERRAL:

5. **Resolution Authorizing the Town Manager to execute an easement to Support the Construction of the Mountain Road at Albany Avenue Intersection Improvement Project.** (Town Council Receipt on September 8, 2020. TPZ Receipt on October 5, 2020.)
- [Resolution Item](#)
 - [Easement](#)
 - [Easement Map](#)
6. **511 New Park Avenue** - [Application](#) filed on behalf of ALDI, owner of property located at 511 New Park Avenue, also known as West Hartford Place, located within Special Development District (SDD) #94. The application seeks permission to expand the existing ALDI building, enlarge and enhance the existing onsite bus stop/shelter and make associated site landscape and parking improvements
- [Landscaping & Site Plan](#)

TOWN PLANNER'S REPORT:

7. **Accessory Dwelling Unit Zoning Ordinance Elements & Research:** Review and discussion of [staff memo on ADUs](#).
- [Select & Peer Community ADU Regulations](#)
8. **Draft Strategic Plan of the Plan of Conversation and development Implementation:** Review and discussion of [draft Strategic Implementation Plan for POCD](#).

INFORMATION ITEMS:

9. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, November 4, 2020 @ 6:00 P.M
- TPZ Regular Meeting, Monday, December 7, 2020 @ 7:00 P.M
- TPZ Regular Meeting, Monday, January 4, 2021 @ 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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