

Issued: 10/30/2020

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 4, 2020
VIRTUAL MEETING**

VIRTUAL MEETING VIEWING INSTRUCTIONS:

The regular meeting and public hearings will be conducted exclusively as a 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, Wednesday, November 4 Calendar Link at: <https://westhartfordctgov.finalsite.com/government-services/boards-commisions/town-plan-zoning-iwva> 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: 173 758 7807, 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 November 4, 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 November 4, 2020.
- The "subject" of the email shall be: "[Application # and Address] TPZ November 4th 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.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, [October 5, 2020](#)

COMMUNICATIONS:

2. a) **2021 TPZ Meeting and Filing Dates** – [Annual Calendar](#)
 - b) **1340-1344 New Britain Avenue & 8-16 Berkshire Road** – [Notification of proposed minor modification of approved IWW permit #1084.](#)

NEW BUSINESS:

3. **1341 New Britain Avenue - Wolcott Park** – [Application](#) (IWW# 1128), of Helen Rubino-Turco, Director of Leisure Services, of the Town of West Hartford, (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 4, 2020. Suggest required public hearing be scheduled for December 7, 2020)
 - [Soils Report](#)
 - [Plans](#)
4. **1341 New Britain Avenue - Wolcott Park** – [Application](#) (IWW# 1130), of Helen Rubino-Turco, Director of Leisure Services, of the Town of West Hartford, (R.O.) requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing to reconfigure and expand the existing western parking lot and make associated site improvements. The proposed work is within the 150 ft. upland review area. (Submitted for IWWA receipt on November 4, 2020. Presented for determination of significance.)
 - [Plans](#)
5. **4 Banbury Lane** – [Application](#) (IWW#1129), of Regina O’Brien, Threshold Landscape Architecture LLC, on behalf of Nancy and Don Hunt, (R.O.), requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a watercourse. The applicant is proposing to install an in ground pool and build associated site improvements including, terraces, landscape walls, steps and paths. The proposed work is within the 150 ft. upland review area. (Submitted for IWWA receipt on November 4, 2020. Presented for determination of significance.)
 - [Narrative](#)
 - [Plans](#)

- [Site Photos](#)
- [Wetlands and Floodplain Map](#)
- [Survey](#)
- [Staff Comments](#)

OLD BUSINESS / PUBLIC HEARING:

6. **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 proposing 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 150 ft. upland review area. (Submitted for IWWA receipt on October 5, 2020. Determined to be potentially significant and set for public hearing on November 4, 2020.)

- [Narrative](#)
- [Wetlands Impact Assessment](#)
- [Staff Comments](#)
- [Response to Staff Comments](#) *Late Item 11.4.20*
- [Plans](#)
- [Community Response](#)
- [Revised Plans](#) *Late Item 11.4.20*
- [Revised Staff Comments](#) *Late Item 11.4.20*

TOWN COUNCIL REFERRAL:

7. **1340-1344 New Britain Avenue & 8-16 Berkshire Road - [Application](#)** filed on behalf of 47 Pratt Street, LLC, owner of 1340 and 1344 New Britain Avenue and 8-16 Berkshire Road. The stated purpose of the application is to request a change of the underlying zone for 1.7 acres at the northeast corner of the intersection of New Britain Avenue and Berkshire Road from R-6 (One-Family Residence District) to RM-2 (Multifamily Residence District) and requests a Special Development District designation for a proposed twenty-six unit multifamily development along with associated site improvements including parking, drainage and landscaping.

- [a. Property Description](#)
- [c. Affidavit of Interest](#)
- [e. Letters Regarding Water & Sewer](#)
- [g. Neighborhood Outreach](#)
- [i. Plan Set](#)
- [Staff Comments](#)
- [Response to Staff Comments](#) *Late Item 11.4.20*
- [b. Proposed Use](#)
- [d. Description of Proposed Uses](#)
- [f. Traffic Impact Information](#)
- [h. Trash Management](#)
- [j. Drainage & Stormwater Management Report](#)
- [Revised Staff Comments](#) *Late Item 11.4.20*

8. **TOD Zoning Moratorium** – An [Ordinance Establishing a Nine \(9\) Month Moratorium](#) on Certain Uses Not Supportive of Transit-Oriented Development.

TOWN PLANNER'S REPORT:

9. **Draft Strategic Plan of the Plan of Conversation and Development Implementation:** Review and discussion of [Draft Strategic Implementation Plan for POCD](#).

INFORMATION ITEMS:

10. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- 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.”

U: shareddocs/TPZ/Agenda/2020/November_4_2020