



Issued: 10/7/2020

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

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioners: Liz Gillette, Gordon Binkhorst, Andrea Gomes Alternates: Joshua Kaplan, P.J. Louis . Staff: Todd Dumais, Town Planner.

**ABSENT:** Alternate: John O'Donnell.

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

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**MINUTES:**

- 1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Wednesday, September 9, 2020  
*Motion/Binkhorst Approved 5-0 (Kaplan Seated for Gomes)*

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**COMMUNICATIONS:**

- 2.
  - a. None

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**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)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Binkhorst) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Wednesday, November 4, 2020 at 6:15 P.M. as a virtual meeting.**

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**OLD BUSINESS:**

- 4. None

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**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.)  
*To Recommend Approval. Motion/Gillette; Vote 5-0*

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- 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  
*To Recommend Approval. Motion/Prestage; Vote 5-0*

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**TOWN PLANNER’S REPORT:**

- 7. **Accessory Dwelling Unit Zoning Ordinance Elements & Research:** Review and discussion of staff memo on ADUs. *No Formal Action Taken*
- 8. **Draft Strategic Plan of the Plan of Conversation and development Implementation:** Review and discussion of draft Strategic Implementation Plan for POCD. *No Formal Action Taken*

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**INFORMATION ITEMS:**

- 9. None

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**MEETING ADJOURNED: 7:40 P.M.**