



Issued: 12/10/2020

**TOWN PLAN AND ZONING COMMISSION
VIRTUAL REGULAR MEETING
MONDAY, DECEMBER 7, 2020**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioners: Liz Gillette, Gordon Binkhorst, Alternate: Joshua Kaplan Staff: Todd Dumais, Town Planner, Robert Gosselin, Planning & Zoning Technician.

ABSENT: Commissioner: Andrea Gomes Alternate: John O'Donnell, P.J. Louis.

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

Joshua Kaplan seated for Andrea Gomes on all items. Kevin Prestage arrived after Agenda Item #4.

MINUTES:

- 1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, November 4, 2020
Motion/Binkhorst Approved 3-0 (Kaplan Abstained)

COMMUNICATIONS:

- 2.
 - a. **4 Banbury Lane** – Application (IWW#1129), of Regina O'Brien, Threshold Landscape Architecture LLC, on behalf of Nancy and Don Hunt, (R.O.), request a 35 day extension of time, pursuant to Conn. Gen. Stat. § 8-7d(b), to open the required public hearing. New public hearing date to be January 4, 2021.
Received.

NEW BUSINESS:

- 3. **3 & 7 Oak Ridge Lane** – Application (IWW# 1131) of Jason Guilmette, Aqua Pools & Patios, Inc, on behalf of James & Jenine St.Clair, (R.O. 3 Oak Ridge Ln.) and Valerie & Marshall Collins, (R.O. 7 Oak Ridge Ln.), 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 December 7, 2020. Suggest required public hearing be scheduled for January 4, 2021)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Gillette) to schedule this matter for public hearing on **Monday, January 4, 2020 at 6:15 P.M. as a virtual meeting.**

4. **40 Still Road** – Application (IWW#1132), of Evie Delaney, Juliano’s Pools, on behalf of Jessica Tagliarini, (R.O.), requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetlands regulated area. The applicant is proposing to install an in ground pool and associated site improvements. The proposed work is within the 150 ft. upland review area, no direct wetlands impacts are proposed. (Submitted for IWWA receipt on December 7, 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 (4-0)** (Motion/Gillette) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, January 4, 2020 at 6:15 P.M. as a virtual meeting.**

5. **19 Gloucester Lane** – Application (IWW# 1133), of Jake Kemper, Kemper Associates Architects LLC, on behalf of Peter & Maria Bulkley, (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 December 7, 2020. Suggest required public hearing be scheduled for January 4, 2021)

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 schedule this matter for public hearing on **Monday, January 4, 2020 at 6:15 P.M. as a virtual meeting.**

OLD BUSINESS/ PUBLIC HEARING:

6. **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. Required public hearing scheduled for December 7, 2020)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA opened and continued the matter to **Monday, January 4, 2020 at 6:15 P.M. as a virtual meeting.**

TOWN COUNCIL REFERRAL:

7. **An Ordinance Permitting Accessory Dwelling Units in One-Family Residence Districts -**
Proposed zoning ordinance amendment to amend Section 177-23 and establish new standards for permitting accessory dwelling units in one-family residence districts. (Town Council receipt on November 24, 2020. TPZ receipt on December 7, 2020. Town Council public hearing on January 12, 2020.) *No formal action taken, will continue deliberation at January 4, 2021 Regular Meeting.*

TOWN PLANNER'S REPORT:

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, however, the Commission provided staff feedback on TPZ action items priorities.*

INFORMATION ITEMS:

9. **None**

MEETING ADJOURNED: 8:27 P.M. Motion/Prestage; Vote 5-0