

Issued: 12/31/2020

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 4, 2021
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 with Governor Lamont's executive orders regarding the conduct of public meetings and proceedings. 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, January 4th Calendar Link at: <https://westhartfordctgov.finalseite.com/government-services/boards-commissions/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: 179 498 7407, 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 January 4, 2021 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 January 4, 2021.
- The "subject" of the email shall be: "[Application # and Address] TPZ January 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, [December 7](#), 2020

COMMUNICATIONS:

2.
 - a. **19 Gloucester Lane** – Application (IWW#1133) of Jake Kemper, Kemper Associates Architects LLC, on behalf of Peter & Maria Bulkley, (R.O.), requests 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 February 1, 2021.
 - b. **4 Banbury Lane** – Application (IWW#1129), of Regina O’Brien, Threshold Landscape Architecture LLC, on behalf of Nancy and Don Hunt, (R.O.), requests an additional [30 days extension of time](#), pursuant to Conn. Gen. Stat. § 8-7d(b), to open the required public hearing. New public hearing date to be February 1, 2021.

NEW BUSINESS:

3. **23R Greenridge Lane** – [Application](#) (IWW# 1134), of Daniel & Martha FitzMaurice, (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 January 4, 2021. Suggest required public hearing be scheduled for February 1, 2021)
 - [Soils Report](#)
 - [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

4. **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. Hearing opened and continued to January 4, 2021.)
 - [Soils Report](#)
 - [Soils Report updated to 12.30.2020](#)
 - [Wetland Flag Sketch](#)
 - [Plans](#)
 - [Revised Plans](#)

5. **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 surveys prepared by a professional soil scientist. (Submitted for IWWA receipt on December 7, 2020. Required public hearing scheduled for January 4, 2021)
 - [3 Oak Ridge Ln. Soils Report](#)
 - [7 Oak Ridge Ln. Soils Report](#)
 - [Staff Comments](#)
 - 3 Oak Ridge [Plan](#)
 - 7 Oak Ridge [Plan](#)

6. **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. Determined to be potentially significant and public hearing set for January 4, 2021.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Staff Comments](#) 11.27.20
 - [Response to Staff Comments](#)
 - [Plan](#)
 - [Alternatives Statement](#)
 - [Revised Plan](#)
 - [Staff Comments](#) 12.29.20

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, deliberations continued to January 4, 2021. Town Council public hearing on January 12, 2021.)

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](#).

9. **FY 2020/21 CRS Annual Meeting:** Review of the Town’s participation and the TPZ’s role in the Federal Emergency Management Agency’s (FEMA) Community Rating Systems (CRS) program
 - [FEMA Brochure B 573/2018](#)
 - [Section 177-8 Special Flood Hazard Area](#)

INFORMATION ITEMS:

10. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, February 1, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, March 1, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, April 5, 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/2021/January_4_2021