



Issued:1/5/2021

**TOWN PLAN AND ZONING COMMISSION
VIRTUAL REGULAR MEETING
MONDAY, JANUARY 4, 2021**

DRAFT MINUTES

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

ABSENT: Alternates: John O'Donnell, P.J. Louis.

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

MINUTES:

- 1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, December 7, 2020
Motion/Binkhorst Approved 5-0 (Gomes Abstained)

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.
Motion/Prestage; Received 5-0.
 - 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.
Motion/Binkhorst; Received 5-0.
 - c. **40 Still Road** – Application (IWW 1132) of Application (IWW#1132), of Evie Delaney, Juliano’s Pools, on behalf of Jessica Tagliarini, (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.
Motion/Prestage; Add Late Item as Communication Item 5-0.
Motion/Prestage; Received 5-0.

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)

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, February 1, 2021 at 6:15 P.M. as a virtual meeting.**

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.)

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/Gillette) (Joshua Kaplan seated for Andrea Gomes) to **APPROVE** the proposed amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford.

- 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)

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/Gillette)(Gomes Recused; Kaplan seated) to **APPROVE** the proposed amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford.

TOWN COUNCIL REFERRAL:

6. **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.) *To Recommend Approval. Motion/Prestage; Vote 4-1*

TOWN PLANNER'S REPORT:

7. **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..

8. **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
No Formal Action Taken,

INFORMATION ITEMS:

9. **None**

MEETING ADJOURNED: 7:30 P.M. Motion/Binkhorst; Vote 5-0