

Issued: 1/29/2021

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 1, 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, February 1st 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: 179 006 0064, 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 February 1, 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 February 1, 2021.
- The "subject" of the email shall be: "[Application # and Address] TPZ February 1st 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, [January 4](#), 2021

COMMUNICATIONS:

2.
 - a. **19 Gloucester Lane** – (IWW# 1133), of Jake Kemper, Kemper Associates Architects LLC, on behalf of Peter & Maria Bulkley, (R.O.), is [formally withdrawing](#) the Wetlands Map Amendment Application.
 - b. **40 Still Road** – Application (IWW#1132), request by Evie Delaney, Juliano’s Pools, on behalf of Jessica Tagliarini, (R.O.), for an [extension of time](#) to open the public, pursuant to Conn. Gen. Stat. § 8-7d(b). New public hearing date to be March 1, 2021.
 - c. **TPZ / IWWA 2020 Annual Report** – Communication from the TPZ/IWWA on the Draft 2020 [Annual Report of activities](#) of the Commission/Agency to the Town Council. (Submitted for TPZ review and action on February 1, 2021.)

NEW BUSINESS:

3. **7 Waterside Lane** – [Application](#) (IWW#1135), of Simi and Kobi Benita, (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 construct a new addition, deck and patio to the existing home. The proposed work is within the 150 ft. upland review area of Woodridge Lake, no direct wetlands impacts are proposed. (Submitted for IWWA receipt on February 1, 2021. Presented for determination of significance.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Supplemental Materials](#)
 - [Plan](#)
 - [Survey](#)
4. **831 Farmington Avenue –Butterfly Restaurant** -- [Application](#) (SUP#1361), of Keith Pang, on behalf of Wang of Connecticut, Inc. , (R.O.), requesting approval of a Special Use Permit for outdoor dining. Outdoor dining area to include 60 seats, an 800 SF tent, and plantings. (Submitted for TPZ receipt on February 1, 2021. Suggest required public hearing be scheduled for March 1, 2021.)

- [Narrative](#)
- [Plan](#)

OLD BUSINESS / PUBLIC HEARING:

5. **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](#)

TOWN COUNCIL REFERRAL:

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 amend the previously approved conditions of approval to eliminate the restriction which prohibits the sale of liquor within the SDD.

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](#).

INFORMATION ITEMS:

8. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, March 1, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, April 5, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, May 3, 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.”