

Issued: 2/26/2021

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 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, March 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: 179 852 2826, 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 March 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 March 1, 2021.
- The "subject" of the email shall be: "[Application # and Address] TPZ March 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 Special Meeting, Thursday, [February 11](#), 2021

COMMUNICATIONS:

2.
 - a. **4 Banbury Lane** – (IWW# 1129), of Regina O’Brien, Threshold Landscape Architecture LLC, on behalf of Nancy & Don Hunt, (R.O.), is [formally withdrawing](#) the Wetlands Regulated Activity Application.

NEW BUSINESS:

3. **3 Oak Ridge Lane** – [Application](#) (IWW#1136), of James & Jenine St.Clair, (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 including a new shed. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on March 1, 2021. Presented for determination of significance.)
 - [Narrative](#)
 - [Plan](#)
 - [Staff Comments 2.25.21](#)
4. **139 North Main Street** – [Application](#) (SUP #1327-LB-21) of Jennifer Pizzoferrato on behalf of American School for the Deaf, requesting TPZ review and look-back of compliance with the conditions of SUP #1327. Originally approved September 5, 2018 for revision to an existing playground on the North side of campus. (Submitted for TPZ receipt on March 1, 2021. Suggest required public hearing to be scheduled for April 5, 2021.)
 - [Narrative](#)
 - [Playground Maintenance Plan](#)
 - [Plan](#)
 - [Staff Comments 2.25.21](#)
5. **2600 Albany Avenue** – [Application](#) (SUP #1308-LB-21) of Robert Domack on behalf of Maria Moscarillo, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1308. Originally approved June 5, 2017 for the expansion of greenhouse facilities on site, including the replacement of the existing greenhouse; the removal of the north greenhouse; and modifications to site landscaping and parking facilities. The SUP was revised December 3, 2018 to retain a portion of the former greenhouse structure on the northerly side of the site to be used as a shade structure (Submitted for TPZ receipt on March 1, 2021. Suggest required public hearing to be scheduled for April 5, 2021.)

- [Narrative](#)
- [Site Photos](#)
- [Plan](#)
- [Staff Comments](#)

6. **60 Wampanoag Drive** – [Application](#) (IWW#1137), of Peter Joyce, on behalf of Wampanoag Country Club, (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 hydraulically dredge pond areas within Tumble Brook to remove accumulated sediments. The proposed work is within the associated the aforementioned watercourse, wetlands soils areas, and 150 ft. upland review area. (Submitted for IWWA receipt on March 1, 2021. Presented for determination of significance)

- [Narrative](#)
- [Soils Report](#)
- [Site Plan](#)
- [Hydraulic Dredge Proposal](#)

OLD BUSINESS / PUBLIC HEARING:

7. **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](#) 12.29.20
- [Five Year Plan](#)
- [Response to Staff Comments](#) 1.4.21
- [Revised Narrative](#) 1.4.21
- [Wetlands Protection Measures](#) 2.24.21
- [Plan](#)
- [Alternatives Statement](#)
- [Revised Plan](#) 12.29.20
- [Staff Comments](#) 12.29.20
- [Fence Details](#)
- [Revised Plan](#) 1.4.21
- [Staff Communication](#) 1.4.21

8. **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 s.f. tent, and plantings. (Submitted for TPZ receipt on February 1, 2021. Suggest required public hearing be scheduled for March 1, 2021.)

- [Narrative](#)
- [Staff Comments](#) 2.25.21
- [Revised Narrative](#) 2.19.21
- [Revised Narrative](#) 2.26.21
- [Plan](#)
- [Revised Plan](#) 2.19.21
- [Revised Plan](#) 2.25.21

TOWN COUNCIL REFERRAL:

9. **None**

TOWN PLANNER'S REPORT:

10. **Draft Strategic Plan of the Plan of Conversation and Development Implementation:** Review and discussion of [Draft Strategic Implementation Plan for POCD](#).

INFORMATION ITEMS:

11. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Special Meeting (CIP), Monday, April 5, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, April 5, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, May 3, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, June 7, 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/March_1_2021