



Issued: 4/9/2021

**TOWN PLAN AND ZONING COMMISSION  
VIRTUAL REGULAR MEETING  
MONDAY, APRIL 5, 2021**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioners: Gordon Binkhorst, Liz Gillette, Andrea Gomes; Staff: Todd Dumais, Town Planner, Brian Pudlik, Associate Planner, Robert Gosselin, Planning & Zoning Technician.

**ABSENT:** Alternates: Joshua Kaplan, P.J. Louis, and John O'Donnell

**CALL TO ORDER/ROLL CALL: 7:05 P.M.**

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**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, March 1, 2021  
*Motion/Binkhorst; Approved 3-0 (Gillette and Gomes Abstained)*

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**COMMUNICATIONS:**

2.
  - a. **831 Farmington Avenue –Butterfly Restaurant** -- (SUP#1361) of Keith Pang, on behalf of Wang of Connecticut, Inc. , (R.O.), is formally withdrawing the Special Use Permit application. *Motion/Prestage; Received 5-0.*
  - b. **40 Still Road** – Application (IWW#1132), request by Evie Delaney, Juliano’s Pools, on behalf of Jessica Tagliarini, (R.O.), is formally withdrawing the Wetlands Regulated Activity Application. *Motion/Binkhorst; Received 5-0.*

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**NEW BUSINESS:**

3. **33 Sheep Hill Drive- Eisenhower Park** – Application (SUP#1362) of Marc Blanchard, of the Town of West Hartford Leisure Services, requesting approval of a Special Use Permit for the construction of a Sand Volleyball Court. (Submitted for TPZ receipt on April 5, 2021. Suggest required public hearing to be scheduled for May 3, 2021.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, May 3, 2021 at 6:15 P.M. as a virtual meeting.**

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4. **335 Bloomfield Avenue – Jewish Community Center** – Application (SUP#1328-LB-21) of David Jacobs, Executive Director; Mandell Greater Hartford Jewish Center, on behalf of Hebrew Home for Health & Rehabilitation, LLC (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1328. Originally approved September 5, 2018 for an outdoor nature center. (Submitted for TPZ receipt on April 5, 2021. Suggest required public hearing to be scheduled for May 3, 2021.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, May 3, 2021 at 6:15 P.M. as a virtual meeting.**

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5. **7 Fawn Brook** – Application (IWW#1138) of Rahul & Meghana Gaiki, (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 two tier retaining and associated site improvements within the 150 ft. upland review area. No direct wetlands impacts are proposed. (Submitted for IWWA receipt on April 5, 2021. 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 (5-0)** (Motion/Binkhorst) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, May 3, 2021 at 6:15 P.M. as a virtual meeting.**

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6. **77 Bretton Road – Morley School** – Application (SUP#1329-LB-21) of Bob Palmer, Director of Plant and Facilities Services, Town of West Hartford, requesting TPZ review and look-back of compliance with the conditions of SUP #1329. Originally approved November 7, 2018 for installation of a shade structure in kindergarten playground. (Submitted for TPZ receipt on April 5, 2021. Suggest required public hearing to be scheduled for May 3, 2021.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, May 3, 2021 at 6:15 P.M. as a virtual meeting.**

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7. **1943 Asylum Avenue – Bugbee School** – Application (SUP#1330-LB-21) of Bob Palmer, Director of Plant and Facilities Services, Town of West Hartford, requesting TPZ review and look-back of compliance with the conditions of SUP #1330. Originally approved December 3, 2018 for an 804 s.f. addition and ADA sidewalk ramp to the main school entrance on the North

side of the building. (Submitted for TPZ receipt on April 5, 2021. Suggest required public hearing to be scheduled for May 3, 2021.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, May 3, 2021 at 6:15 P.M. as a virtual meeting.**

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**OLD BUSINESS/ PUBLIC HEARING:**

8. **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. Required public hearing scheduled for April 5, 2021.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes) to determine that the Special Use Permit did not require additional conditions of approval.

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9. **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. Required public hearing scheduled for April 5, 2021.)

After comment from the commission and public the TPZ opened and continued the matter to the public hearing on its regular meeting on **Monday, May 3, 2021 at 6:15 P.M. as a virtual meeting.**

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10. **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. Applicant requested extension of time to open public hearing at the February 1, 2021 meeting, and extended again to the March 1, 2021 Meeting. Public hearing opened and immediately continued to April 5, 2021.)

The IWWA received the communication item #2b to formally withdraw the IWW application by **unanimous vote (5-0)** (Motion/Binkhorst)

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- 11. **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. Determined to be potentially significant and public hearing set for April 5, 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) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

**3 OAK RIDGE LANE**  
**INLAND WETLAND APPLICATION IWW #1136**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **3 Oak Ridge Lane** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1136** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant’s purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **3 Oak Ridge Lane**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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- 12. **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. Determined to be potentially significant and public hearing set for April 5, 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/Gomes) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

**60 WAMPANOAG DRIVE**  
**INLAND WETLAND APPLICATION IWW #1137**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **60 Wampanoag Drive** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1137** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage,

and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **60 Wampanoag Drive**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 5.) A final completion of work report which certifies the completion of all work on the plans, prepared by qualified professional, shall be submitted to the Town Planner.
- 6.) The Agency shall receive copies of all materials, correspondence and permits received from Connecticut Department of Energy and Environmental Protection or Army Corps of Engineers as may be required.
- 7.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency

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**TOWN COUNCIL REFERRAL:**

13. **Execution of Real Estate Contract for the Purchase of the Former St. Brigid Campus at 100 Mayflower Street. To Recommend Approval. Motion/Gillette; Vote 5-0**

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**ANNUAL MEETING:**

14. **Annual Meeting:** TPZ election of officers, selection of committee representatives, and approval of rules and regulations.

***Assignment of the following TPZ Officers and Committee.***

- a. Chairman: **Kevin Ahern; Motion/Gomes; Second/Gillette; Vote 4-0 (Prestage Abstained)**
- b. Vice-Chairman: **Gordon Binkhorst; Motion/Prestage; Second/Ahern; Vote 5-0**
- c. Secretary: **Todd Dumais; Motion/Gomes; Second/Binkhorst; Vote 5-0**
- d. Town Council Community Planning and Economic Development Committee:  
TPZ Liaison: **Gordon Binkhorst; Motion/Gomes; Second/Binkhorst; Vote 5-0**  
Alternates: **John O'Donnell & P.J. Louis**
- e. Capitol Region Council of Governments:  
TPZ Liaison: **Andrea Gomes; Motion/Gomes; Second/Binkhorst; Vote 5-0**  
Alternate: **Liz Gillette**
- f. Conservation and Environment Commission:  
TPZ Liaison: **Kevin Prestage; Motion/Gomes; Second/Binkhorst; Vote 5-0**  
Alternate: **Joshua Kaplan**

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**INFORMATION ITEMS:**

15. **None**

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**MEETING ADJOURNED: 10:15 P.M. Motion/Binkhorst; Vote 5-0**