

Issued: 4/30/2021

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 3, 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, May 3rd Calendar Link at: <https://www.westhartfordct.gov/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: 129 107 5726, 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 May 3, 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 May 3, 2021.
- The "subject" of the email shall be: "[Application # and Address] TPZ May 3rd 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 CIP Meeting](#), Monday, April 5, 2021
 - b. Minutes of the [Regular Meeting](#), Monday, April 5, 2021

COMMUNICATIONS:

2.
 - a. **7 Fawn Brook** – Application (IWW#1138), request by Rahul & Meghana Gaiki, (R.O.), to [open and immediately continue](#) the public hearing. New public hearing date to be June 7, 2021.
 - b. **33 Sheep Hill Drive- Eisenhower Park** – Application (SUP#1362) of Marc Blanchard, of the Town of West Hartford Leisure Services, is [formally withdrawing](#) the Special Use Permit application.

NEW BUSINESS:

3. **349 South Main Street** – [Application](#) (SUP#1364) of Jessica Lyons on behalf of Sydney Lyons (R.O.), requesting approval of a Special Use Permit for the creation of a Rear Lot. (Submitted for TPZ receipt on May 3, 2021. Suggest required public hearing to be scheduled for June 7, 2021.)
 - [Plan Set](#) 3.31.21
4. **7 Oak Ridge Lane** – [Application](#) (IWW#1139) of Valerie Stolfi & Marshall R. Collins, (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 and hardscape. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on May 3, 2021. Presented for determination of significance.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Staff Comments](#) 4.30.21
 - [Plan](#)
 - [Soils Report](#)
5. **43 & 47 Waterside Lane** [Application](#) (IWW#1140) of David F. Whitney, P.E. on behalf of Hauspaul Makkar, (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 an addition to 43 Waterside Lane and the demolition of the house at 47 Waterside Lane to accommodate an associated, administrative, Lot Line Revision application. The proposed work is within the 150 ft. upland review area and no direct wetlands or watercourse

impacts are proposed. (Submitted for IWWA receipt on May 3, 2021. Presented for determination of significance.)

- [Plans](#) 4.29.21

OLD BUSINESS / PUBLIC HEARING:

6. **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. Public Hearing opened and continued to the May 3, 2021 Public Hearing.)

- [Narrative](#)
- [Site Photos](#)
- [Narrative 3.30.21](#)
- [Repaired Fence Photo](#)
- [Response to Public Comment](#)
- [Written Public Comment](#) 5.3.21 **Late Item**
- [Plan](#)
- [Staff Comments](#)
- [Planning Staff Report](#)
- [Written Comment](#) 4.5.21
- [Updated Outreach](#) 4.29.21

7. **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. Required public hearing scheduled for May 3, 2021.)

- [Narrative](#)
- [Staff Comments](#)
- [Plan](#)
- [Planning Staff Report](#)

8. **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. Required public hearing scheduled for May 3, 2021.)

- [Narrative](#)
- [Shade detail](#)
- [Staff Comments](#)
- [Plan](#)
- [Photo of shade](#)
- [Planning Staff Report](#)

9. **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. Required public hearing scheduled for May 3, 2021.)

- [Narrative](#)
- [Photos](#)
- [Planning Staff Report](#)
- [Plan](#)
- [Staff Comments](#)

10. **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. Determined to be potentially significant and public hearing set for May 3, 2021.)

- [Narrative](#)
- [Retaining Wall Details](#)
- [Site Photos](#)
- [Staff Comments 4.1.21](#)
- [Existing Conditions Survey](#)
- [Wetlands Map](#)
- [Erosion & Sedimentation Control](#)
- [Staff & Applicant Correspondence 4.27.21](#)

TOWN COUNCIL REFERRAL:

11. None

TOWN PLANNER'S REPORT:

12. None

INFORMATION ITEMS:

13. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, June 7, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, July 7, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, August 2, 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/May_3_2021