



Issued: 5/5/2021

**TOWN PLAN AND ZONING COMMISSION
VIRTUAL REGULAR MEETING
MONDAY, MAY 3, 2021**

DRAFT MINUTES

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

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

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

Kaplan seated for Gillette on all items.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Special CIP Meeting, Monday, April 5, 2021
Motion/Binkhorst; Approved 4-0 (Kaplan Abstained)
 - b. Minutes of the Regular Meeting, Monday, April 5, 2021
Motion/Gomes; Approved 4-0 (Kaplan Abstained)

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. *Received.*
 - 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. *Received.*

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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, June 7, 2021.**

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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst) (Gomes Recused) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, June 7, 2021.**

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.)

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/Prestage) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, June 7, 2021.**

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.)

The TPZ acted by **unanimous vote (5-0)** (*Motion/Gomes*) to determine that consistent with Section 177-42 A 8(d), the following additional conditions shall be imposed on Special Use Permit #1308 in order to meet its obligations pursuant to Section 177-42 A(5):

1. Any future removal and replacement of the required buffer plantings shall be subject to the review and approval by the Town Planner. If removal and replacement is approved, notice to adjoining property owners shall be provided via a certificate of mailing.
2. The Applicant shall submit to the Town Planner for review and approval by the Town Engineer a stormwater infrastructure maintenance plan. At a minimum, this plan shall provide an assessment of the existing stormwater basin and outline any maintenance requirements and established a yearly maintenance regiment.
3. Vehicular use of the paved “access way” along the eastern boundary of the former greenhouse structure, adjacent to the Magnolia Hill properties shall be limited to the hours of 7am to 8pm. Parking or storage of vehicle in this area is prohibited.

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.)

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

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.)

The TPZ acted by **unanimous vote (4-0)** (*Motion/Binkhorst*) (*Kaplan Abstained*) to determine that the Special Use Permit did not require additional conditions of approval.

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.)

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

- 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.)

Per applicant’s request, The IWWA opened and immediately continued the matter without testimony by to **Monday, June 7, 2021.**

TOWN COUNCIL REFERRAL:

- 11. **None**

TOWN PLANNER’S REPORT:

- 12. **None**

INFORMATION ITEMS:

- 13. **None**

MEETING ADJOURNED: 8:46 P.M. Motion/Binkhorst; Vote 5-0