

Issued: 6/4/2021

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 7, 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, June 7th 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: 173 424 4506, 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 June 7, 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 June 7, 2021.
- The "subject" of the email shall be: "[Application # and Address] TPZ June 7th 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, [May 3](#), 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 July 7, 2021.
 - b. **349 South Main Street** – Application (SUP#1364) of Jessica Lyons on behalf of Sydney Lyons (R.O.), requesting to [open and immediately continue](#) the public hearing. New public hearing date to be July 7, 2021.

NEW BUSINESS:

3. **41 Pine Brook Lane** – [Application](#) (IWW# 1141), of Dan Morgan, Morgan Contacting Inc., on behalf of Jerry & Nancy Lemega, (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 June 7, 2021. Suggest required public hearing to be scheduled for July 7, 2021.)
 - [Soils Report](#)
 - [Plans](#)
4. **69 Orchard Road** – [Application](#) (IWW#1142) of Steven Sigmon, (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 on-site sewage disposal replacement due to a system failure. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on June 7, 2021. Presented for determination of significance.)
 - [Wetlands Report](#)
 - [WHBHD Letter](#)
 - [Response to Staff Comments 6.1.21](#)
 - [Site Photos](#)
 - [Plan](#)
 - [Staff Comments 5.28.21](#)
 - [Revised Plan 6.1.21](#)
 - [Staff Comments 6.4.21](#)
5. **41 Brookside Boulevard** – [Application](#) (IWW#1143) of Matthew & Jennifer Black, (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 June 7, 2021. Presented for determination of significance.)

- [Narrative](#)
- [Wetlands Report](#)
- [Plan](#)
- [Drainage Calculation Report](#)

6. **125 Stoner Drive** – [Application](#) (IWW#1144) of Gregory Gingeleskie, (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 patio and rain garden. 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 June 7, 2021. Presented for determination of significance.)

- [Construction Narrative](#)
- [Rendering & Site Photos](#)
- [Plan](#)
- [Staff Comments](#) 6.4.21

7. **33 Sheep Hill Drive- Eisenhower Park** – [Application](#) (IWW#1145) of Marc Blanchard, of the Town of West Hartford Leisure Services, 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 a Sand Volleyball Court. The proposed work is partially within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on June 7, 2021. Presented for determination of significance.)

- [Narrative](#)
- [Tree Removal Photo](#)
- [Plan](#)
- [Staff Comments](#) 6.3.21

8. **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 June 7, 2021. Suggest required public hearing to be scheduled for July 7, 2021.)

- [Narrative](#)
- [Tree Removal Photo](#)
- [Plan](#)
- [Staff Comments](#) 6.3.21

9. **178 Westmont Street** – [Application](#) (IWW# 1146), of Salvatore Leone, (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 June 7, 2021. Suggest required public hearing to be scheduled for July 7, 2021.)

- [Soils Report](#)
- [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

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. Applicant requested the public hearing to be opened and immediately continued to June, 7 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](#)
11. **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. Required public hearing scheduled for June 7, 2021.)
- [Plan Set 3.31.21](#)
12. **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. Determined to be potentially significant and public hearing set for June 7, 2021.)
- [Narrative](#)
 - [Site Photos](#)
 - [Staff Comments 4.30.21](#)
 - [Revised Plan 5.24.21](#)
 - [Retaining Wall Description](#)
 - [Response to Staff Comments 5.28.21](#)
 - [Revised Plan 5.28.21](#)
 - [Plan](#)
 - [Soils Report](#)
 - [Response to Staff Comments 5.24.21](#)
 - [Arborist Letter](#)
 - [Staff Comments 5.26.21](#)
 - [Son's Depiction of Rain Garden](#)
 - [Staff Comments 6.2.21](#)
13. **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. Determined to be potentially significant and public hearing set for June 7, 2021.)
- [Plans 4.29.21](#)
 - [Response to Staff Comments 6.1.21](#)
 - [Narrative](#)
 - [Woodridge lake Association Response](#)
 - [Staff Comments 5.13.21](#)
 - [Revised Plans 6.1.21](#)
 - [Staff Comments 6.4.21](#)
- Late Item

TOWN COUNCIL REFERRAL:

14. [Resolution Authorizing the Town Manager to Execute Quit Claim Deeds Regarding Rights of Way Across 49 Bainard Road and 48 Sequin Road.](#) (Town Council Receipt on May 11, 2021. TPZ Receipt on June 7, 2021)

- [Quit Claim Deed 48 Sequin Road](#)
- [Quit Claim Deed 49 Brainard Road](#)

TOWN PLANNER'S REPORT:

15. **None**

INFORMATION ITEMS:

16. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, July 7, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, August 2, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, September 8, 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/July_7_2021