

Issued: 7/9/2021

**TOWN PLAN AND ZONING COMMISSION SPECIAL MEETING  
WEDNESDAY, JULY 14, 2021  
LEGISLATIVE CHAMBERS, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

[Legal Notice](#)

**DRAFT AGENDA**

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, [June 7](#), 2021

**COMMUNICATIONS:**

2.
  - a. **125 Stoner Drive** – Application (IWW#1144) of Gregory Gingeleskie, (R.O.), is [formally withdrawing](#) the Inland Wetlands & Watercourses Regulated Activity application.
  - 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 August 2, 2021.
  - c. **7 Oak Ridge Lane** – [Recommendation of the Town Planner](#) to amend the conditions of approval, for recently approved IWW #1139.

**NEW BUSINESS:**

3. **41 Ravenwood Road** – [Application](#) (IWW#1147) of Nadia Wright, Juliano’s Pools, on behalf of John Macca, (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 an in ground pool with associated site improvements. The proposed work is partially within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on July 7, 2021. Presented for determination of significance.)

- [Narrative](#)
- [Staff Comments](#) 6.14.21
- [Updated Narrative](#) 6.15.21
- [Staff & Applicant Correspondence](#) 7.1.21
- [Plans](#)
- [Applicant Response](#) 6.15.21
- [Updated Plans](#) 6.15.21
- [Revised Narrative](#) 7.12.21 **Late Item**

4. **7 Country Lane – [Application](#)** (IWW#1148) of Michael Vengruskas, Pools and More LLC, on behalf of Jeff Simon, (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 an in ground pool with associated site improvements. The proposed work is partially within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on July 7, 2021. Presented for determination of significance.)
  - [Narrative](#)
  - [Staff Comments](#) 7.9.21
  - [Plan](#)
  
5. **170 Kingswood Road – Kingswood Oxford School – [Application](#)** (SUP#1367) of Josh Balabuch on behalf of Kingswood Oxford School, requesting approval of a Special Use Permit to use temporary lights for a one time sporting event on October 23, 2021. (Submitted for TPZ receipt on July 7, 2021. Suggest required public hearing to be scheduled for August 2, 2021.)
  - [Narrative](#)
  - [Plan](#)
  
6. **1678 Asylum Avenue – University of Saint. Joseph – [Application](#)** (SUP#1336-LB-21) of John McMeeking, SMRT Architects & Engineers, on behalf of University of St. Joseph, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1336. Originally approved May 6, 2019 for a new synthetic turf field and new athletic field lighting. (Submitted for TPZ receipt on July 7, 2021. Suggest required public hearing to be scheduled for August 2, 2021.)
  - [Narrative](#)
  - [Plan](#)
  
7. **227 South Main Street – Noah Webster House – [Application](#)** (SUP#1335-LB-21) of Jennifer Matos, Noah Webster House, on behalf of the Town of West Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1335. Originally approved May 6, 2019 for an outdoor patio and new shed & fence. (Submitted for TPZ receipt on July 7, 2021. Suggest required public hearing to be scheduled for August 2, 2021.)
  - [Narrative](#)
  - [Plan](#)

**OLD BUSINESS / PUBLIC HEARING:**

8. **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 and again to July 7, 2021. . Public Hearing postponed to July 14, 2021.)
  - [Narrative](#)
  - [Retaining Wall Details](#)
  - [Site Photos](#)
  - [Existing Conditions Survey](#)
  - [Wetlands Map](#)
  - [Erosion & Sedimentation Control](#)

- [Staff Comments 4.1.21](#)
  - [Response to Staff Comments](#) 6.25.21
  - [Revised Plans](#) 6.25.21
  - [Response to Staff Comments](#) 7.14.21 **Late Item**
  - [Staff & Applicant Correspondence](#) 4.27.21
  - [Soils Report](#) 6.25.21
  - [Staff Comments](#) 7.9.21
9. **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. Applicant requested the public hearing to be opened and immediately continued to July 7, 2021. Public Hearing postponed to July 14, 2021)
- [Plan Set](#) 3.31.21
10. **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. Required public hearing scheduled for July 7, 2021. Public Hearing postponed to July 14, 2021)
- [Soils Report](#)
  - [Staff Comments](#)
  - [Plans](#)
11. **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. Determined to be potentially significant and public hearing set for July 7, 2021. Public Hearing postponed to July 14, 2021)
- [Narrative](#)
  - [Tree Removal Photo](#)
  - [Revised Narrative](#) 6.29.21
  - [Tree Removal Statement](#) 7.2.21
  - [Revised Narrative](#) 7.13.21 **Late Item**
  - [Plan](#)
  - [Staff Comments](#) 6.10.21
  - [Revised Plan](#) 6.29.21
  - [Staff Comments](#) 7.9.21
12. **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. Required public hearing scheduled for July 7, 2021. Public Hearing postponed to July 14, 2021)
- [Narrative](#)
  - [Tree Removal Photo](#)
  - [Revised Narrative](#) 6.29.21
  - [Tree Removal Statement](#) 7.2.21
  - [Revised Narrative](#) 7.13.21 **Late Item**
  - [Plan](#)
  - [Staff Comments](#) 6.10.21
  - [Revised Plan](#) 6.29.21
  - [Staff Comments](#) 7.9.21

**EXECUTIVE SESSION:**

13. Executive Session pursuant to section 1-200(6)(B) regarding strategy and negotiations with respect to pending claims or pending litigation.

**TOWN COUNCIL REFERRAL:**

14. **None**

**TOWN PLANNER'S REPORT:**

15. **None**

**INFORMATION ITEMS:**

16. [Ordinance Establishing a Procedure for the Honorary and Historic Renaming of Public Streets](#)

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, August 2, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, September 8, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 4, 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.”***

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