

Issued: 8/23/2021

**TOWN PLAN AND ZONING COMMISSION SPECIAL MEETING
WEDNESDAY, AUGUST 25, 2021
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

[Legal Notice](#)

AGENDA

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

MINUTES:

1. None

COMMUNICATIONS:

2. a. **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.) is [formally withdrawing](#) the Special Use Permit Lookback Application.

NEW BUSINESS:

3. None

OLD BUSINESS / PUBLIC HEARING:

4. **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. Required public hearing scheduled for August 2, 2021.)

- [Soils Report](#)
- [Third Party Wetlands Review Packet](#)
- [Plans](#)
- [Third Party Wetlands Map Markup](#)

5. **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. Determined to be potentially significant and set for public hearing on August 2, 2021, postponed until August 25, 2021.)

- [Narrative](#)
- [Plans](#)

- [Staff Comments](#) 6.14.21
- [Updated Narrative](#) 6.15.21
- [Staff & Applicant Correspondence](#) 7.1.21
- [Drainage Report](#)
- [Staff Comments](#) 7.30.21
- [Staff Comments](#) 8.23.21
- [Applicant Response](#) 6.15.21
- [Updated Plans](#) 6.15.21
- [Revised Narrative](#) 7.12.21
- [Revised Plans](#) 7.27.21
- [Response to Staff Comments](#) 8.9.21

6. **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. Required public hearing scheduled for August 2, 2021, 2021, postponed until August 25, 2021.)

- [Narrative](#)
- [Staff Comments](#) 7.27.21
- [Planning Staff Report](#)
- [Plan](#)
- [Community Outreach](#) 7.27.21

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. Required public hearing scheduled for August 2, 2021, 2021, postponed until August 25, 2021.)

- [Narrative](#)
- [Staff Comments](#) 7.28.21
- [Community Outreach Correspondence](#) 8.23.21
- [Plan](#)
- [Planning Staff Report](#)

TOWN COUNCIL REFERRAL:

8. None

TOWN PLANNER’S REPORT:

9. None

INFORMATION ITEMS:

10. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, September 8 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 4, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, November 3, 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/August_25_2021