



Issued: 8/30/2021

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

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Gordon Binkhorst, Commissioner: Liz Gillette; Town Staff: Todd Dumais, Town Planner, Brian Pudlik, Associate Planner

ABSENT: Commissioners: Kevin Prestage, Andrea Gomes; Alternates: Joshua Kaplan, P.J. Louis, John O'Donnell

CALL TO ORDER/ROLL CALL: 7:10 P.M.

MINUTES:

- 1. Approval of Minutes:
 - a. 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. *Received.*
 - b. **41 Ravenwood Road** – Application (IWW#1147) of Nadia Wright, Juliano’s Pools, on behalf of John Macca, (R.O), requesting to open and immediately continue the public hearing. New public hearing date to be September 8, 2021. *Received.*

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. Public Hearing postponed until August 25, 2021.)

Per verbal communication, as stated by the Town Planner, the applicant has **formally withdrawn** this application. The TPZ/IWWA has received this request.

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.)

Per applicant’s request, by **unanimous vote (3-0)** (Motion/Binkhorst; Second/Gillette) the TPZ, also acting as the IWWA, opened and immediately continued, without testimony, the public hearing on this application to **Wednesday, September 8, 2021.**

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.)

The TPZ acted by **unanimous vote (3 - 0)** (*Motion/Binkhorst; Second/Gillette*) to **GRANT** the Special Use Permit application making the following finding:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.

- c. The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.

- 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.)

The TPZ acted by **unanimous vote (3-0)** (*Motion/Gillette*) to determine that the Special Use Permit did not require additional conditions of approval.

TOWN COUNCIL REFERRAL:

- 8. **None**

TOWN PLANNER’S REPORT:

- 9. **Discussion of future TPZ meetings being held either virtual or held in person.**

INFORMATION ITEMS:

- 10. **None**

MEETING ADJOURNED: 7:45 P.M. Motion/Binkhorst; Second/Gillette; Vote 3-0