

Issued: 9/3/2021

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 8, 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. Approval of Minutes:
 - a. Minutes of the Special Meeting, [Thursday, August 12, 2021](#)
 - b. Minutes of the Special Meeting, [Monday, August 25, 2021](#)

COMMUNICATIONS:

2.
 - a. [2021 Woodridge Lake and Wood Pond Fall Drawdown](#) – Woodridge Lake Association requests permission to drawdown both Woodridge Lake and Wood Pond by approximately 30 (thirty) inches from October 1, 2021 to November 22, 2021 as part of their annual fall maintenance.
 - b. [178 Westmont](#) – [Request by Salvatore Leone](#) (r.o.) to waive the Wetlands Map Amendment application fee related to the newly resubmitted wetlands map amendment application on the subject parcel. (agenda item number 6)

NEW BUSINESS:

3. [1134 Farmington Avenue](#) - [Application](#) (IWW#1154) of Wayne Watt on behalf of LJM Realty II, LLC, (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 has submitted a plan for regulated activities in response to a notice of violation for work conducted within the 150 ft. uplands review area. The applicant is proposing landscape site work within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on September 8, 2021. Presented for determination of significance.)
 - [Wetlands Report](#)
 - [Plan Set](#) 8.31.21
 - [Future Intentions Statement](#)
 - [Staff Comments](#) 9.3.21
4. [1272 Trout Brook Drive](#) - [Application](#) (IWW#1155) of Iouri Sinkevitch on behalf of Evan Fox, (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

the construction of an approximately 1937 s.f. new single family home with associated driveway, grading, and new utility connections. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on September 8, 2021. Presented for determination of significance.)

- [Narrative](#)
- [Plan Set](#) 8.31.21
- [Staff Comments](#) 9.3.21

5. **2 Chesterfield Lane - [Application](#)** (IWW#1156) of Thomas C Hutton & Raquel Rivera, (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 approximately 5,241 s.f. +/- of site work within the 150 ft uplands review area consisting of a new driveway and site grading. No direct wetlands impacts are proposed. (Submitted for IWWA receipt on September 8, 2021. Presented for determination of significance.)

- [Narrative](#)
- [Plan Set](#) 8.31.21
- [Staff Comments](#) 9.3.21

6. **178 Westmont- [Application](#)** (IWW# 1157), 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 and is the resubmission and amended version of application IWW1146 withdrawn at the 8/25/21 meeting. (Submitted for IWWA receipt on September 8, 2021. Suggest required public hearing scheduled for October 4, 2021.)

- [Plan Set](#) 9.1.21
- [Wetlands Letter](#)

7. **Town-wide Sewer Easement Clearing Project- [As of Right/Nonregulated Determination request submission](#)** by the Metropolitan District Commission (MDC) for vegetation clearing within 11-12 miles of existing sewer easement areas. (Submitted for IWWA receipt on September 8, 2021. Discussion, presentation and determination of as/of right / nonregulated activated request.) *Note: This matter will be taken up upon the conclusion of all New and Old Business Items on the Agenda.

- [Narrative](#)
- [Index Map](#)

OLD BUSINESS / PUBLIC HEARING:

8. **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. Applicant requested the public hearing be continued without testimony to September 8, 2021.)

- [Plan Set](#) 3.31.21

9. **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. Hearing postponed until August 25, 2021. Applicant requested hearing be opened & immediately continued to September 8, 2021.)

- [Narrative](#)
- [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
- [Revised Plan](#) 9.2.21
- [Plans](#)
- [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
- [Applicant Correspondence](#) 9.2.21

10. **11 Pine Brook Lane – Application** (IWW# 1149) of Jon Hooker on behalf of Jonathon Pickard, (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 August 2, 2021, postponed until August 12, 2021. Required public hearing scheduled for September 8, 2021.)

- [Soils Report](#)
- [Final Planning Comments](#) 9.2.21
- [Plans](#)

11. **1563 Asylum Avenue – Elizabeth Park – Application** (SUP #1334-LB-21) of Mary Dehais, To Design, LLC, on behalf of The City of Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1334. Originally approved March 4, 2019 for a performance stage. (Submitted for TPZ receipt on August 2, 2021, postponed until August 12, 2021. Required public hearing scheduled for September 8, 2021.)

- [Narrative](#)
- [Site Photo](#)
- [Public Outreach Letter](#) 9.1.21
- [Plan](#)
- [Staff Comments](#) 8.11.21
- [Planning Staff Report](#) 9.2.21

12. **1563 Asylum Avenue – Elizabeth Park – Application** (SUP #1343-LB-21) of Mary Dehais, To Design, LLC, on behalf of The City of Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1343. Originally approved September 4, 2019 for a new pedestrian gateway and walk off of Fern Street. (Submitted for TPZ receipt on August 2, 2021, postponed until August 12, 2021. Required public hearing scheduled for September 8, 2021.)

- [Narrative](#)
- [Site Photo](#)
- [Public Outreach Letter](#) 9.1.21
- [Plan](#)
- [Staff Comments](#) 8.11.21
- [Planning Staff Report](#) 9.2.21

13. **1563 Asylum Avenue – Elizabeth Park** – [Application](#) (IWW #1150) of Mary Dehais, To Design, LLC, on behalf of The City of Hartford, (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 August 2, 2021, postponed until August 12, 2021. Required public hearing scheduled for September 8, 2021.)

- [Soils Report](#)
- [Planning Comments](#) 8.10.21
- [Final Planning Comments](#) 9.2.21
- [Plans](#)
- [Revised Plan](#) 8.25.21

14. **8 Meadow Farms Road** – [Application](#) (IWW#1152) of A. Brooks & Jenny Fischer, (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 approximately 915 s.f. +/- addition, an approximately 182 s.f. +/- deck and make associated site improvements. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on August 2, 2021, postponed until August 12, 2021. Determined to be potentially significant and set for public hearing on September 8, 2021.)

- [Narrative](#)
- [Staff Comments](#) 8.9.21
- [Response to Staff Comments](#) 9.1.21
- [Revised Plans](#) 9.1.21
- [Plans](#)
- [Staff Comments](#) 8.12.21
- [Revised Narrative](#) 9.1.21
- [MDC Connection Confirmation](#) 9.3.21

TOWN COUNCIL REFERRAL:

15. **405-409 Prospect Avenue** - [Application](#) filed on behalf of 409 Prospect, LLC, owner of 405-409 Prospect Avenue District. The stated purpose of the application is to request a Special Development District (SDD) designation for approximately .355 acres of RM-1 zoned property. The property received site plan approval for the construction of townhome style dwelling units in 2019. The request for SDD designation would facilitate changes to the approved architectural plans and building massing. The site is currently under construction. (Received by Town Council on June 22, 2021, Town Council Public Hearing set for August 17, 2021. Referred to the Town Plan & Zoning Commission.)

- [Narrative](#)
- [Staff Comments](#) 7.28.21
- [Site Plan](#) 8.31.21
- [Landscape Plan](#) 8.31.21
- [Landscape Plan](#) 9.3.21
- [Plan](#)
- [Response to Staff Comments](#) 8.31.21
- [Architectural Plan](#) 8.31.21
- [Site Plan](#) 9.3.21

16. **245 Prospect Avenue – Prospect Plaza** - [Application](#) filed behalf of Floor & Decor, a prospective tenant, of the property located at 245 Prospect Avenue, also known as Prospect Plaza, located within the Special Development District (SDD) #11. The application contemplates facade and site design changes to accommodate a new tenant for the former Shop Rite building. (Received by Town Council on August 17, 2021, Town Council Public Hearing set for September 28, 2021. Referred to the Town Plan & Zoning Commission.)

- [Waste Narrative](#)
- [Exterior Finish Examples](#)
- [Signage Plan](#)
- [Plan](#)
- [Architectural Plan](#)
- [Staff Comments](#) 9.3.21

17. [An Ordinance Extending the TOD Zoning Moratorium](#) - Proposed zoning ordinance extending the Moratorium on Certain Uses Not Supportive of Transit-Oriented Development. (Received by Town Council on August 17, 2021, Town Council Public Hearing set for September 28, 2021. Referred to the Town Plan & Zoning Commission.)
18. [An Ordinance Allowing Restaurant Drive-Through Facilities in Certain Commercial Districts.](#) – Proposed zoning ordinance to establish new standards for restaurants with drive through facilities and expand eligible locations in certain commercial districts. (Received by Town Council on August 17, 2021, Town Council Public Hearing set for September 28, 2021. Referred to the Town Plan & Zoning Commission.)

TOWN PLANNER’S REPORT:

19. None

INFORMATION ITEMS:

20. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, October 4, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, November 3, 2021 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, December 6, 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/September_8_2021