

Issued: 10/1/2021

**TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, OCTOBER 7, 2021
VIRTUAL MEETING**

VIRTUAL MEETING VIEWING INSTRUCTIONS:

Members of the public can view the meeting live on YouTube at <https://youtu.be/36XqluCgR2g> or on West Hartford Community Television at www.whctv.org and www.youtube.com/whctv5. The meeting is also being recorded for on-demand viewing and will be available on the Town's website for at least 45 days.

AUDIO COMMENT:

Any interested person(s) may participate in real-time by calling:

1 (408) 418-9388 and using the following Access Code: 2339 018 5901, 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 hearing.

WRITTEN COMMENT:

Any interested person(s) may submit a written comment via email to comment.tpz@westhartfordct.gov or via mail attention: Town Plan & Zoning Commission, Town Plan and Zoning Office, Room 214, Town Hall, 50 South Main Street, West Hartford, CT 06107.

Written comments will be made part of the record at the October 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 October 7, 2021.
- The "subject" of the email shall be: "[Application # and Address], TPZ October 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, Wednesday, [September 8](#), 2021

COMMUNICATIONS:

2.
 - a. **None**

NEW BUSINESS:

3. **2668 Albany Avenue** – [Application](#) (SUB #299) of Eric Szyluk, Maiden Builders, LLC, on behalf of Thomas F. Owens, (R.O.) requesting approval of a four (4) lot residential subdivision. on approximately 2.02 acres of land located in a R-13 single family zone. (Submitted for TPZ receipt on October 7, 2021. Suggest public hearing be scheduled for November 3, 2021.)
 - [Plans](#)
 - [Stormwater Report](#)
 - [Staff Comments](#) 10.1.21
4. **4 Banbury Lane** - [Application](#) (IWW#1129) of Martin Ringey on behalf of Nancy & Don Hunt, (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 to preform site work and associated landscaping. The proposed work is partially within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on October 7, 2021. Presented for determination of significance.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Plans](#)
 - [Staff Comments](#)
5. **116 Westmont**- [Application](#) (IWW# 1158), of Bret Bowin on behalf of Nancy Prather & Michael Shaughness, (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 October 7, 2021. Suggest required public hearing to be scheduled for November 3, 2021.)
 - [Wetlands Report](#)
 - [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

6. **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.)
 - [Revised Narrative](#)
 - [Hydrology Report](#)
 - [Staff Comments](#)
 - [Final Plans](#)
 - [Stormwater Report](#)

7. **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](#)
 - [Third Party Wetlands Report](#)
 - [Wetlands Letter](#)

TOWN COUNCIL REFERRAL:

8. [A Resolution Authorizing the Acceptance of an Easement and the Transfer of Land from the West Hartford Housing Authority to Support the Redevelopment Project on 540 New park Avenue.](#) (Received by Town Council on September 14, 2021, Town Council Public Hearing set for October 26, 2021. Referred to the Town Plan & Zoning Commission.)

TOWN PLANNER’S REPORT:

9. **None**

INFORMATION ITEMS:

10. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, November 3, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, December 6, 2021 @ 6:00 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.”