



Issued: 10/9/2021

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

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern, Vice Chair: Gordon Binkhorst, Commissioners: Liz Gillette, Alternate: Joshua Kaplan; Town Staff: Todd Dumais, Town Planner, Brian Pudlik, Associate Planner, Robert Gosselin, Planning & Zoning Technician

**ABSENT:** Commissioner: Kevin Prestage, Andrea Gomes; Alternates: P.J. Louis, John O'Donnell

**CALL TO ORDER/ROLL CALL: 6:00 P.M.**

**Joshua Kaplan is seated on all items.**

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**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Wednesday, September 8, 2021.  
*Motion/Gillette; Approved 3-0 (Kaplan Abstained)*

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**COMMUNICATIONS:**

2.
  - a. None

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**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.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted **by majority vote (4-0)** (Motion; Binkhorst) to schedule this matter for public hearing on **Wednesday, November 3, 2021 at 6:15 P.M. as a virtual meeting through WebEx.**

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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

perform 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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst) (Kaplan seated for Gomes) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Wednesday, November 3, 2021 at 6:15 P.M. as a virtual meeting.**

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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.)

The TPZ, also acting as the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst) to schedule this matter for public hearing on **Wednesday, November 3, 2021 at 6:15 P.M. as a virtual meeting.**

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**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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Binkhorst) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

**41 Ravenwood Road**  
**INLAND WETLAND APPLICATION IWW #1147**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **41 Ravenwood Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1147** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.

[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **41 Ravenwood Road**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended. This shall also apply in the event groundwater is encountered during the excavation to the handling of water (pumping and settling).
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Kaplan) to **APPROVE** the proposed amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford.

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**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.) ***To Recommend Approval. Motion/Kaplan; Vote 4-0***

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**TOWN PLANNER'S REPORT:**

9.
  - a. **60 Hunter Drive**: Notifying the TPZ/IWWA of the need for this property owner to conduct an emergency repair to the watercourse on the property in order to eliminate a potential flooding hazard caused by storm damage to the stream channel embankment.
  - b. Notifying the TPZ regarding the formation of the Affordable Housing Advisory Group, which has been convened by the Town Manager in order to advise on and ultimately draft an Affordable Housing Plan for West Hartford. Further informed the TPZ that they may be consulted in the development of the Plan and may ultimately be involved in the adoption of the Plan as an addendum to the Plan of Conservation and Development.

- c. Introduced a topic raised by Commissioner Gillette regarding the need to proactively review zoning ordinances, specifically those that address stormwater management, and gauged the Commission's interest in pursuing additional work in this area.

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**INFORMATION ITEMS:**

10. None

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**MEETING ADJOURNED: 8:05 P.M. Motion/ Gillette; Vote 4-0**

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