

Issued: 10/29/2021

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 3, 2021
VIRTUAL MEETING**

VIRTUAL MEETING VIEWING INSTRUCTIONS:

Members of the public can view the meeting live on YouTube at <https://youtu.be/MPCiArFVHts> or on West Hartford Community Television at www.whctv.org and www.youtube/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 279 5536, 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 November 3, 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 November 3, 2021.
- The "subject" of the email shall be: "[Application # and Address], TPZ November 3rd 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 Special Meeting, [Wednesday, October 7, 2021](#)
 - b. Minutes of the Special Meeting, [Tuesday, October 19, 2021](#)

COMMUNICATIONS:

2.
 - a. 2022 TPZ Meeting and Filing Dates – [Annual Calendar](#)
 - b. **4 Banbury** – Application (IWW#1129) of Martin Ringey on behalf of Nancy & Don Hunt, (R.O), requesting to [open and immediately continue](#) the public hearing. New public hearing date to be December 6, 2021.

NEW BUSINESS:

3. **637 New Park Avenue – Gastro Park** – [Application](#) (SUP#1341-LB-21) of Tate Norden (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1341 and modifications to the original approval. Originally approved September 4, 2019 for a food truck park which included space for up to four food trucks; indoor dining, bar and games areas; outdoor dining and games patio; and associated site parking. (Submitted for TPZ receipt on November 3, 2021. Suggest required public hearing to be scheduled for December 6, 2021, 2021.)
 - [Narrative](#)
 - [2019 Operational Statement](#)
 - [Plans](#)
4. **589-591 New Park Avenue** – [Application](#) (SUP#1369) of Bret Bowin on behalf of Sarjac Partners, LLC, (R.O.), requesting approval of a Special Use Permit to have a new place of worship use in the rear building on site. (Submitted for TPZ receipt on November 3, 2021. Suggest required public hearing to be scheduled for December 6, 2021.)
 - [Narrative](#)
 - [Plan](#)
5. **47 Oak Ridge Lane** – [Application](#) (IWW#1160) of Michael Regan, Regan Total Construction, on behalf of Judith Saunders, (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 approximately 263.5 deck space off the back off the house using 4 helical pile footings. The proposed work is within the 150 ft. upland review area and adjacent to mapped wetlands soils. (Submitted for IWWA receipt on July 7, 2021. Presented for determination of significance.)

- [Narrative](#)
- [Plan & Site Photos](#)

OLD BUSINESS / PUBLIC HEARING:

6. **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. Public hearing scheduled for November 3, 2021.)

- [Plans](#)
- [Updated Stormwater Report](#)
- [Plans for Engineering Comments](#) 10.29.21
Late Item
- [Plans for Planning Comments](#) 11.1.21 **Late Item**
- [Revised Stormwater Report](#) 11.2.21 **Late Item**
- [Staff Comments](#) 10.25.21
- [Response to Staff Comments](#) 10.28.21
- [Engineering Comments](#) 11.1.21 **Late Item**
- [Response to Engineering Comments](#) 11.2.21 **Late Item**
- [Updated Plans](#) 11.2.21 **Late Item**
- [Final Staff Comments](#) 11.3.21 **Late Item**

7. **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. Determined to be potentially significant and set for public hearing on November 3, 2021.)

- [Narrative](#)
- [Site Photos](#)
- [Plans](#)
- [Staff Comments](#)

8. **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. Required public hearing scheduled for November 3, 2021.)

- [Wetlands Report](#)
- [Planning Staff Comments](#) 10.13.21
- [Final Planning Comments](#)
- [Plans](#)
- [Plans](#) 10.28.21
- [Staff & Applicant Correspondence](#)

TOWN COUNCIL REFERRAL:

9. **None**

TOWN PLANNER'S REPORT:

10. **None**

INFORMATION ITEMS:

11. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, December 6, 2021 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, January 3, 2022 @ 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.”

U: shareddocs/TPZ/Agenda/2021/October_7_2021