

Issued: 12/2/2021

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 6, 2021  
VIRTUAL MEETING**

**VIRTUAL MEETING VIEWING INSTRUCTIONS:**

Members of the public can view the meeting live on YouTube at <https://youtu.be/Izko2Yof81o> or on West Hartford Community Television at [www.whctv.org](http://www.whctv.org) and [www.youtube/whctv5](http://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: 2348 029 6869**, 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](mailto: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 December 6, 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 December 6, 2021.
- The "subject" of the email shall be: "[Application # and Address], TPZ December 6th 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 Regular Meeting, [Wednesday, November 3, 2021](#)

### **COMMUNICATIONS:**

2.
  - a. **4 Banbury Lane - Application (IWW#1129)** of Martin Ringey on behalf of Nancy & Don Hunt, (R.O.), [requesting to leave open and immediately continue](#) the public hearing. New public hearing date to be January 3, 2021.

### **NEW BUSINESS:**

3. **840 North Main Street - Intensive Education Academy – Application** (SUP #1351-LB-21) of Jeffrey Forman, Executive Director of the Intensive Education Academy, Inc., (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1351. Originally approved November 6, 2019 for an expanded and new playground areas. (Submitted for TPZ receipt on December 6, 2021. Suggest required public hearing to be scheduled for January 3, 2022.)
  - [Narrative](#)
  - [Site Photos](#)
  - [Plan](#)
  - [Neighborhood Outreach](#)
4. **228 Bloomfield Avenue - University of Hartford – Application** (SUP #1353-LB-21) of Chris Dupuis on behalf of University of Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1353. Originally approved November 6, 2019 for an outdoor fire pit and landscaping improvements. (Submitted for TPZ receipt on December 6, 2021. Suggest required public hearing to be scheduled for January 3, 2022.)
  - [Narrative](#)
  - [Site Photos](#)
  - [Plan](#)
  - [Neighborhood Outreach](#)
5. **119 Flagg Road - Westmoor Park – Application** (SUP #1352-LB-21) of Helen Rubino-Turco, Director of Leisure Services, on behalf of the Town of West Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1352. Originally approved November 6, 2019 for an open-air outdoor classroom structure. (Submitted for TPZ receipt on December 6, 2021. Suggest required public hearing to be scheduled for January 3, 2022.)
  - [Narrative](#)
  - [Site Photos](#)
  - [Plan](#)
  - [Neighborhood Outreach](#)

6. **116 Westmont** – [Application](#) (IWW #1159) of Bret Bowin, Urform, LLC, on behalf of Nancy Prather & Michael Shaughness, (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 a new deck and addition project with 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 December 6, 2021. Presented for determination of significance.)
  - [Narrative](#)
  - [Engineering Report](#)
  - [Staff Comments](#) 12.3.21
  - [Plan](#)
  - [Site Photos](#)
  
7. **40 Still Road** – [Application](#) (IWW #1162) of Nadia Wright, Juliano’s Pools, on behalf of Jessica Tagliarini, (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 a 22’ x 36’ in-ground pool with associated site improvements including a patio, addition to an existing deck, and screened in porch. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. (Submitted for IWWA receipt on December 6, 2021. Presented for determination of significance.)
  - [Response Previous Submission Staff Comments](#) 12.1.21
  - [Site Photos](#)
  - [Staff Comments](#) 12.3.21
  - [Plan](#)
  - [Stormwater Report](#)
  - [Hydro CAD Report](#)
  
8. **920-924 Farmington Avenue** – [Application](#) (IWW #1163) of Farmington Avenue Acquisitions, 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 is proposing the demolition and redevelopment existing office buildings to support a mixed-use building with associated parking, landscaping, site and utility improvements. The proposed work is within the 150 ft. upland review area and no direct wetlands impacts are proposed. A companion SDD application will be submitted to the Council and ultimately referred to the TPZ. (Submitted for IWWA receipt on December 6, 2021. Presented for determination of significance.)
  - [Narrative](#)
  - [Stormwater Report](#)
  - [DEEP Reporting Form](#)
  - [Plan](#)
  
9. **10 Ridgebrook Drive** – [Application](#) (IWW 1164) of Brad & Liz Normand, (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 December 6, 2021. Suggest required public hearing to be scheduled for January 3, 2022.)
  - [Soils Report](#)
  - [Plan](#)

**OLD BUSINESS / PUBLIC HEARING:**

10. **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. Per applicant's request public hearing was opened and immediately continued to December 6, 2021 and is subject to an additional continuation request as noted under communication items)

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

11. **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. Required public hearing scheduled for December 6, 2021.)

- [Narrative](#)
- [2019 Operational Statement](#)
- [Response to Comments & Narrative Update](#)
- [Planning Staff Report](#)
- [Plans](#)
- [Staff Comments](#)
- [Revised Plan](#) 12.2.21

12. **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. Required public hearing scheduled for December 6, 2021.)

- [Narrative](#)
- [Staff Comments](#)
- [Planning Staff Report](#)
- [Plan](#)
- [Updated Plan](#)

13. **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 is expected to be continued, without testimony, to the January 3, 2022 meeting.

- [Narrative](#)
- [NDDDB Map](#)
- [Index Map](#)
- [Clearing Maps](#)

**TOWN COUNCIL REFERRAL:**

14. **None**

**TOWN PLANNER'S REPORT:**

15. **Land Use, Low Impact Development and Stormwater Presentation:** Training and discussion facilitated by Michael Dietz and David Dickinson of the UConn Center for Land Use Education and Research. *(Please note that this portion of the meeting will start at 7pm)*

**INFORMATION ITEMS:**

16. **None**

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, January 3, 2022 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, February 7, 2022 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, March 7, 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.”***

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