

Issued: 12/30/2021

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 3, 2022
VIRTUAL MEETING**

VIRTUAL MEETING VIEWING INSTRUCTIONS:

Members of the public can view the meeting live on YouTube at https://youtu.be/SvXLq1xWa_I 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: 2349 391 4359, 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 January 3, 2022 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 January 3, 2022.
- The "subject" of the email shall be: "[Application # and Address], TPZ January 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 Regular Meeting, Monday, [December 6](#), 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 February 7, 2021.

NEW BUSINESS:

3. **289 South Main Street – Rockledge Golf Course – Application** (IWW#1167) of Helen Rubino-Turco, on behalf of the Town of West Hartford, (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 purposes the mechanical dredging of Rockledge Golf Course’s irrigation pond and onsite reuse of dredged soils. The proposed work is partially within a watercourse, wetlands area, and 150 ft. upland review area. (Submitted for IWWA receipt on January 3, 2022. Presented for determination of significance.)

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

OLD BUSINESS / PUBLIC HEARING:

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. 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 again to January 3, 2022. Applicant has requested one additional hearing postponement to February 7th – see Communication item #2.)

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

5. **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. Required public hearing scheduled for January 3, 2022.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Planning Staff Report](#)
 - [Plan](#)
 - [Neighborhood Outreach](#)
 - [Staff Comments](#)

6. **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. Required public hearing scheduled for January 3, 2022.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Staff Comments](#)
 - [Plan](#)
 - [Neighborhood Outreach](#)
 - [Planning Staff Report](#)

7. **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. Required public hearing scheduled for January 3, 2022.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Staff Comments](#)
 - [Plan](#)
 - [Neighborhood Outreach](#)
 - [Planning Staff Report](#)

8. **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. Required public hearing scheduled for January 3, 2022.)
 - [Soils Report](#)
 - [Staff Comments](#)
 - [Plan](#)

9. **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. Determined to be potentially significant and set for public hearing on January 3, 2022.)

- [Response Previous Submission Staff Comments](#) 12.1.21
- [Site Photos](#)
- [Staff Comments](#) 12.3.21
- [Updated Narrative](#) 12.17.21
- [Staff Comments](#) 12.30.21
- [Plan](#)
- [Stormwater Report](#)
- [Hydro CAD Report](#)
- [Response to Staff Comments](#) 12.17.21
- [Updated Plan](#) 12.17.21

10. **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. (Submitted for IWWA receipt on December 6, 2021. Determined to be potentially significant and set for public hearing on January 3, 2022.)

- [Narrative](#)
- [Stormwater Report](#)
- [Staff Comments](#) 12.17.21
- [DEEP Reporting Form](#)
- [Plan Set](#)

11. **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 will be continued, without testimony, to the February 7, 2022 meeting.*

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

TOWN COUNCIL REFERRAL:

12. **920-924 Farmington Avenue** - [Application](#) filed on behalf of Farmington Avenue Acquisitions, LLC, owner of 920 and 924 Farmington Avenue. The stated purpose of the application is to request a change of the underlying zone for .98 acres currently split zoned BC (Central Business District) and RM-3 (Multifamily Residence District) to (CBDH) Central Business High Intensive District with a new Special Development District (SDD) designation for a proposed new mixed-use development. (Received by Town Council on December 14, 2021, Town Council Public hearing set for January 25, 2022. Referred to the Town Plan & Zoning Commission.)

- [Plan Set](#)
- [Stormwater Management](#)
- [Staff Comments](#)
- [Parking Capacity Study](#)
- [Traffic Study](#)

13. **1105-1115 New Britain Avenue, 12 Grove Street, and 5 Newington Road** - [Application](#) filed on behalf of JJJ New Britain Avenue Associates, LLC, owner of 12 Grove Street, 1105-1115 New Britain Avenue and 5 Newington Road. The stated purpose of the application is to request a change of the underlying zone for 12 Grove Street, currently zoned R-6 (One-Family Residence

District) to RP (Residence Parking District) and then the designation of 12 Grove Street, 1105-1115 New Britain Avenue and 5 Newington Road to a new Special Development District (SDD) to allow for the expansion of parking lot area to support the existing commercial properties on New Britain Avenue. (Received by Town Council on December 14, 2021, Town Council Public hearing set for February 8, 2022. Referred to the Town Plan & Zoning Commission.)

- [Property Description](#)
- [Stormwater Report](#)
- [Traffic Statement](#)
- [Aerial Image](#)
- [Staff Comments](#) 12.30.21
- [Proposed Ordinance](#)
- [Neighborhood Outreach](#)
- [Plan Set](#)
- [Waste Management Statement](#)

TOWN PLANNER'S REPORT:

14. **None**

INFORMATION ITEMS:

15. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, February 7, 2022 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, March 7, 2022 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, April 4, 2022 @ 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/2022/January_3_2022