

Issued: 4/1/2022

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, APRIL 4, 2022
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

[Legal Notice](#)

AGENDA

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, [March 7](#), 2022

COMMUNICATIONS:

2.
 - a. **None.**

NEW BUSINESS:

3. **2865 Albany Avenue – Renbrook School** - [Application](#) (SUP #1377) of Luke McCoy, Kaestle Boos Associates, on behalf of Renbrook School, (R.O.), requesting approval of a Special Use Permit for the removal of an existing natural grass athletic field and construction of a new synthetic turf athletic field in its place. Associated site improvements include construction of a gathering space area and entry to the fields, new parking for 21 cars, paved sidewalks, new retaining and seating walls, and a new scoreboard. (Submitted for TPZ receipt on April 4, 2022. Suggest required public hearing be scheduled for May 2, 2022.)

- [Narrative](#)
- [Plans](#)
- [Neighborhood Outreach](#)
- [Staff Comments](#) 4.1.22

4. **1678 Asylum Avenue – University of Saint Joseph** - [Application](#) (IWW #1172) of Andrew Levesque on behalf of the University of St. Joseph, (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 proposes to replace an existing natural grass softball field with a synthetic turf playing field along with associated site improvements. The proposed work is within a 150 ft. upland review area and no direct wetland impacts are proposed. (Submitted for IWWA receipt on April 4, 2022. Presented for determination of significance.)

- IWW [Narrative](#)
- [Wetlands Report](#)
- [Geotechnical Report](#)
- IWW [Plans](#)
- [Stormwater Report](#)
- [Staff Comments](#) 4.1.22

5. **1678 Asylum Avenue – University of Saint Joseph** - [Application](#) (SUP #1378) of Andrew Levesque on behalf of the University of St. Joseph, (R.O.), requesting approval of a Special Use Permit for the replacement of an existing natural grass softball field with a synthetic turf playing field along with associated site improvements (Submitted for TPZ receipt on April 4, 2022. Suggest required public hearing be scheduled for May 2, 2022.)

- SUP [Narrative](#)
- [Geotechnical Report](#)
- [Stormwater Report](#)
- [Wetlands Report](#)
- SUP [Plans](#)
- [Staff Comments](#) 4.1.22

6. **60 Wampanoag Drive – Wampanoag Country Club** - [Application](#) (IWW #1173) of Peter Joyce on behalf of Wampanoag Country Club, (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 proposes to install platform tennis courts and make associated utility and site improvements. The proposed work is within a 150 ft. upland review area and no direct wetland impacts are proposed. (Submitted for IWWA receipt on April 4, 2022. Presented for determination of significance.)

- IWW [Narrative](#)
- [Construction Narrative](#)
- [Neighborhood Outreach](#)
- [Staff Comments](#) 4.1.22
- [DEEP Form](#)
- [Plans](#)
- [Alternative Locations](#)

7. **60 Wampanoag Drive – Wampanoag Country Club** - [Application](#) (SUP #1379) of Peter Joyce on behalf of Wampanoag Country Club, (R.O.), requesting approval of a Special Use Permit for the installation of platform tennis courts along with associated utility and site improvements. (Submitted for TPZ receipt on April 4, 2022. Suggest required public hearing be scheduled for May 2, 2022.)

- SUP [Narrative](#)
- [Construction Narrative](#)
- [Neighborhood Outreach](#)
- [Staff Comments](#) 4.1.22
- [DEEP Form](#)
- [Plans](#)
- [Alternative Locations](#)

8. **New Street** – [Petition for the honorary and historic renaming of a public street](#). Petition submitted by Tracey Wilson, pursuant to Section 155-4 of the West Hartford Code of Ordinances, for the renaming of New Street to Dinah Road. (Submitted for TPZ receipt on April 4, 2022. Suggest required public hearing be scheduled for May 2, 2022.)

OLD BUSINESS / PUBLIC HEARING:

9. **15 Fernbrook** - [Application](#) (IWW #1161) of Ralph & Kim Cohen, (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 proposes to remove an existing collapsed raised brick patio and replaced it with an elevated 3-season room and deck using helical piles on the same footprint. The proposed work is within a 150 ft. upland review area and no direct wetland impacts are proposed. (Submitted for IWWA receipt on March 7, 2022. Determined to be potentially significant and set for public hearing on April 4, 2022)

- [Narrative](#)
 - [Flood Zone Letter](#)
 - [Staff Comments](#) 3.7.22
 - [Plans](#)
 - [Staff Comments](#) 3.2.22
10. **4 Banbury Lane** - [Application](#) (IWW#1129-R1-22) of David Whitney, 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 within the 150 ft. upland review area and adjacent to the watercourse. (Submitted for IWWA receipt on March 7, 2022. Determined to be potentially significant and set for public hearing on April 4, 2022)
- [Narrative](#)
 - [Site Photos](#)
 - [Staff Comments](#) 3.23.22
 - [Revised Narrative](#) 4.1.22 **Late Item**
 - [Drainage Calculations](#) 4.1.22 **Late item**
 - [On-Site Watersheds](#) 4.1.22 **Late item**
 - [Drainage Report](#) 4.4.22 **Late item**
 - [Plans](#)
 - [Staff Comments](#) 3.2.22
 - [Response to Planning Comments](#) 4.1.22 **Late Item**
 - [Revised Plans](#) 4.1.22 **Late Item**
 - [Drainage Calculations](#) 4.4.22 **Late item**
 - [Final Staff Comments](#) 4.4.22
11. **574-600 Mountain Road** - [Application](#) (IWW #1165) of Julie A. Viera 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 proposes the cleaning and restoration of a culvert. The proposed work is within a 150 ft. upland review area, wetlands soils area, and watercourse. (Submitted for IWWA receipt on March 7, 2022. Determined to be potentially significant and set for public hearing on April 4, 2022)
- [Narrative](#)
 - [Wetlands Report](#)
 - [Response to Staff Comments](#) 3.30.22
 - [Revised Plans](#) 3.30.22
 - [Plans](#)
 - [Staff Comments](#) 3.28.22
 - [Revised Narrative](#) 3.30.22
 - [Final Staff Comments](#) 4.1.22
12. **660, 666, and 667 Mountain Road** - [Application](#) (IWW #1166) of Julie A. Viera 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 proposes the cleaning and restoration of a culvert. The proposed work is within a 150 ft. upland review area, wetlands soils area, and watercourse. (Submitted for IWWA receipt on March 7, 2022. Determined to be potentially significant and set for public hearing on April 4, 2022)
- [Narrative](#)
 - [Wetlands Report](#)
 - [Response to Staff Comments](#) 3.30.22
 - [Revised Plans](#) 3.30.22
 - [Plans](#)
 - [Staff Comments](#) 3.22.22
 - [Revised Narrative](#) 3.30.22
 - [Final Staff Comments](#) 4.1.22
13. **14 Wendy Lane** - [Application](#) (IWW #1168) of Jason McCabe 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 proposes the repair and restoration of a town owned drainage system. The proposed work is within a 150 ft.

upland review area and watercourse. (Submitted for IWWA receipt on March 7, 2022. Determined to be potentially significant and set for public hearing on April 4, 2022)

- [Narrative](#)
- [Wetlands Report](#)
- [Response to Staff Comments](#) 3.31.22
- [Revised Narrative](#) 3.31.22
- [Plans](#)
- [Staff Comments](#) 3.22.22
- [Revised Plans](#) 3.31.22
- [Final Staff Comments](#) 4.1.22

14. **34-38 Fairfield Road** - [Application](#) (IWW #1171) of Jason McCabe 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 proposes the repair and restoration of a town owned drainage system. The proposed work is within a 150 ft. upland review area and watercourse. (Submitted for IWWA receipt on March 7, 2022. Determined to be potentially significant and set for public hearing on April 4, 2022)

- [Narrative](#)
- [Wetlands Report](#)
- [Response to Staff Comments](#) 3.31.22
- [Revised Narrative](#) 3.31.22
- [Plans](#)
- [Staff Comments](#) 3.22.22
- [Revised Plans](#) 3.31.22
- [Final Staff Comments](#) 4.1.22

TOWN COUNCIL REFERRAL:

15. **[An Ordinance Concerning Outdoor Dining](#)** – Proposed ordinance to amend the Town’s current code pertaining to outdoor dining. The amendment seeks to bring the town into compliance with *An Act Concerning Access to Local Government, The Modernization of Local Government Operations, Regional Councils of Government and the Provision of Outdoor Dining* and includes additional modifications. (Received by Town Council on March 8, 2022, Town Council Public Hearing set for April 12, 2022. Referred to the Town Plan & Zoning Commission.)

TOWN PLANNER’S REPORT:

16. None

INFORMATION ITEMS:

17. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, May 2, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, June 6, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, July 6, 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/April_4_2022