

Issued: 8/4/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 8, 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, Wednesday, [July 6, 2022](#)

COMMUNICATIONS:

2.
 - a. **None**

NEW BUSINESS:

3. **87 Mountain Road – West Hartford Art League** -- [Application](#) (SUP #1387) of the West Hartford Art League, (R.O.), requesting approval of a Special Use Permit to install new lighting for the existing parking lot. (Submitted for TPZ receipt on August 8, 2022. Suggest required public hearing be scheduled for September 7, 2022.)
 - [Narrative](#)
 - [Site Photos](#)
 - [Plans](#)
 - [Staff Comments](#) 8.4.22
4. **9 Tolles Street** -- [Application](#) (SUP #1357-LB-22) of Darin Reisler, (R.O.), requesting TPZ review and lock-back of compliance with conditions of SUP #1357. Originally approved July 6, 2020 for a mobile indoor shooting range. (Submitted for TPZ receipt on August 8, 2022. Suggest required public hearing be scheduled for September 7, 2022.)
 - [Narrative](#)
 - [Original Approval](#)
 - [Plans](#)
 - [Staff Comments](#) 8.4.22
5. **100 Mayflower Street** -- [Application](#) (SUP #1388) of David Coleman on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit to create a temporary dog park on the former St Bridget School property. (Submitted for TPZ receipt on August 8, 2022. Suggest required public hearing be scheduled for September 7, 2022.)

- [Narrative](#)
 - [Staff Comments](#) 8.5.22
 - [Plan](#)

- 6. **139 North Main Street** -- [Application](#) (SUP #1389) of Randy D'Angelo of the American School for the Deaf, (R.O.), requesting approval of a Special Use Permit construct a new approximately 12' x 25' Greenhouse. (Submitted for TPZ receipt on August 8, 2022. Suggest required public hearing be scheduled for September 7, 2022.)
 - [Narrative](#)
 - [Grant Application](#)
 - [Plan](#)
 - [Staff Comments](#) 8.5.22

- 7. **950 Trout Brook Drive** – [Application](#) (IWW# 1181) of West Hartford Partners, LLC, on behalf of Kingswood-Oxford School Inc., (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes to demolish the existing structures on site for a new 172-Unit multifamily development with associated drainage, grading and other site improvements. This project will be seeking to establish a new SDD. The proposed work is partially within a 150 ft. upland review area. (Submitted for IWWA receipt on August 8, 2022. Presented for determination of significance.)
 - [Narrative](#)
 - [Staff Comments](#) 8.4.22
 - [Plan](#)

- 8. **60 Wampanoag Drive** – [Application](#) (IWW# 1182) of The Wampanoag Country Club, (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes a golf course restoration project that includes alterations to the existing golf course plan areas and drainage improvements. The proposed work is within regulated wetlands and watercourses areas and within 150 ft. upland review areas. (Submitted for IWWA receipt on August 8, 2022. Presented for determination of significance.)
 - [Narrative](#)
 - [Wetlands Report](#)
 - [Plans](#)
 - [Hydrologic Analysis](#)

- 9. **85 Sunset Farm Road** – [Application](#) (IWW# 1183) of Brad Snyder, on behalf of Ruth Ashley Washburn, (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 August 8, 2022. Suggest required public hearing be scheduled for September 7, 2022.)
 - [Plan](#)
 - [Wetlands Report](#)

- 10. **85 Sunset Farm Road** – [Application](#) (IWW# 1184) of Brad Snyder, on behalf of Ruth Ashley Washburn, (R.O.) approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the construction of a new single-family home with associated site improvements include septic system, landscaping and access drive. The proposed work is within a 150 ft. upland review area. (Submitted for IWWA receipt on August 8, 2022. Presented for determination of significance.)

- [Approved Lot Split](#)
- [Wetlands Report](#)
- [Plan](#)

OLD BUSINESS / PUBLIC HEARING:

11. **200 Whitman Avenue – Fairview Cemetery** -- [Application](#) (SUP #1384) of Brook Nelson, Department of Public Works, on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit for the development of 360 grave sites for in-ground burials at Fairview Cemetery. (Submitted for TPZ receipt on June 6, 2022. Required public hearing scheduled for July 6, 2022. Public Hearing opened and continued to August 8, 2022.)

- [Narrative](#)
- [Staff Comments](#) 8.4.22
- [TPZ Comments](#)
- [Revised Plans](#) 8.2.22
- [Sign Details](#) 8.2.22
- [Plans](#)
- [Planning Staff Report](#)
- [Response to TPZ Comments](#)
- [Planting Plan](#) 8.2.22
- [Revised Planning Staff Report](#)

12. **25 Flagg Road** -- [Application](#) (SUP #1349-LB-22) of James Dougherty, on behalf of the Town of West Hartford, (R.O.), requesting TPZ review and lock-back of compliance with conditions of SUP #1349. Originally approved October 7, 2019 for a 10' x 12' shed near the southeast corner of the property. (Submitted for TPZ receipt on July 6, 2022. Required public hearing scheduled for August 8, 2022.)

- [Narrative](#)
- [2019 Application](#)
- [Neighborhood Outreach](#)
- [Planning Staff Report](#)
- [Plans](#)
- [Site Photos](#)
- [Staff Comments](#) 8.4.22

13. **170 Kingswood Road – The Kingswood Oxford School** -- [Application](#) (SUP #1382) of The Kingswood Oxford School, (R.O.), requesting approval of a Special Use Permit to use temporary athletic lights on September 24, 2022 for a “Kick-off” football game on the existing turf field. (Submitted for TPZ receipt on July 6, 2022. Required public hearing scheduled for August 8, 2022.)

- [Narrative](#)
- [Lighting Details](#)
- [Response to Staff Comments](#)
- [Planning Staff Report](#)
- [Plan](#)
- [Staff Comments](#) 7.11.22
- [Staff Comments](#) 8.5.22

14. **975 North Main Street – Hall High School** -- [Application](#) (SUP #1385) of Robert Palmer, Director of Plan & Facilities Services, on behalf of The Town of West Hartford, (R.O.), requesting approval of a Special Use Permit for the installation of a new scoreboard on the varsity softball field. (Submitted for TPZ receipt on July 6, 2022. Required public hearing scheduled for August 8, 2022.)

- [Narrative](#)
- [Staff Comments](#) 8.5.22
- [Public Written Comment](#)
- [Plan](#)
- [Neighborhood Outreach](#)
- [Planning Staff Report](#)

15. **2 Ferncliff Drive** -- [Application](#) (IWW #1178) of Derek Schwalenberg, (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposed the construction of a new single-family home with associated site improvements. The proposed work is within a 150 ft. upland review area, no direct wetland impacts are proposed. (Submitted for IWWA receipt on June 6, 2022. Determined to be potentially significant and set for public hearing on July 6, 2022. Public Hearing opened and immediately continued to August 8, 2022.)

- [Narrative](#)
- [Wetlands Report](#)
- [Sanitary Sewer Easement](#)
- [Response to Staff Comments](#) 7.21.22
- [Revised Wetlands Report](#) 7.21.22
- [Revised Sewer Easement](#) 7.21.22
- [Height Analysis](#) 7.21.22
- [Response to Staff Comments](#) 7.28.22
- [Revised Drainage Statement](#) 7.28.22
- [Final Staff Comments](#) 8.4.22
- [Plan](#)
- [Drainage Statement](#)
- [Staff Comments](#) 7.1.22
- [Revised Narrative](#) 7.21.22
- [Revised Drainage Statement](#) 7.21.22
- [Revised Plans](#) 7.21.22
- [Staff Comments](#) 7.27.22
- [Revised Narrative](#) 7.28.22
- [Revised Plans](#) 7.28.22

16. **11 Midlands** – [Application](#) (IWW# 1180) of William and Deborah Doran, (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes to reconstruct and extend an existing failed retaining wall and conduct drainage, grading and other site improvements including the installation of a new shed. The proposed work is partially within a regulated wetlands soils area and is within a 150 ft. upland review area. (Submitted for IWWA receipt on July 6, 2022. Determined to be potentially significant and set for public hearing on August 8, 2022.)

- [Narrative](#)
- [Site Photos](#)
- [Response to Staff Comments](#) 6.29.22
- [Revised Plan](#) 6.29.22
- [Soil Scientist Report](#)
- [Response to Staff Comments](#) 7.6.22
- [Revised Stormwater Report](#) 7.6.22
- [Plan](#)
- [Staff Comments](#) 6.26.22
- [Revised Narrative](#) 6.29.22
- [Updated Site Photos](#) 6.29.22
- [Staff Comments](#) 7.1.22
- [Revised Plans](#) 7.6.22
- [Staff Comments](#) 8.4.22

17. **160 Mohegan Drive – The Emanuel Synagogue** -- [Application](#) (SUP #1383) of The Children’s Museum Inc., on behalf of The Emanuel Synagogue, (R.O.), requesting approval of a Special Use Permit to convert approximately 8,146 sf of unused pre-school space on the 1st floor of the synagogue for a temporary relocation to accommodate the Children’s Museum. (Submitted for TPZ receipt on July 6, 2022. Required public hearing scheduled for August 8, 2022.)

- [Narrative](#)
- [Traffic Report](#)
- [Staff Comments](#) 7.11.22
- [Staff Comments](#) 8.5.22
- [Planning Staff Report](#)
- [Plan](#)
- [Neighborhood Outreach](#)
- [Response to Staff Comments](#) 7.11.22
- [Public Written Comment](#) 8.5.22

TOWN COUNCIL REFERRAL:

18. None

TOWN PLANNER'S REPORT:

19. Affordable Housing Advisory Working Group Update: [Housing Analysis and Housing Needs Assessment report](#) from Dr. Donald Poland.

INFORMATION ITEMS:

20. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, September 7, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 3, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, November 2, 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/August_8_2022