



Town Plan and Zoning Commission
Town of West Hartford
50 South Main Street, Room 214, West Hartford, CT 06107
P: (860) 561-7555 www.westhartfordct.gov

Issued: 9/2/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 7, 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, [August 8, 2022](#)

COMMUNICATIONS:

2.
 - a. [2022 Woodridge Lake and Wood Pond Fall Drawdown](#) – Woodridge Lake Association requests permission to drawdown both Woodridge Lake and Wood Pond by approximately 30 (thirty) inches from October 1, 2022 to November 26, 2022 as part of their annual fall maintenance.
 - b. [85 Sunset Farm Road](#) -- Applications (IWW #1183 & 1184) of Brad Snyder, on behalf of Ruth Ashley Washburn, (R.O.), [Request to open and immediately continue the public hearing](#) for the Regulated Activity Permit to the October 3, 2022 TPZ Regular Meeting.

NEW BUSINESS:

3. [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. Item tabled until September 7, 2022. Presented for determination of significance.)

- [Narrative](#)
- [Staff Comments](#) 8.4.22
- [Plan](#)

4. **42 South Main Street - Cinepolis** -- [Application](#) (SUP #1338-LB-22) of Connecticut Cinema Investments, LLC, on behalf of Blue Back Square, LLC, (R.O.), requesting TPZ review and lock-back of compliance with conditions of SUP #1338. Originally approved June 3, 2019 to add the service of alcoholic beverages as an adjunct to the primary function of viewing motion pictures or performing art. (Submitted for TPZ receipt on September 7, 2022. Suggest required public hearing be scheduled for October 3, 2022.)

- [Narrative](#)
- [Original Approval](#)
- [Staff Comments](#) 9.2.22
- [Plans](#)
- [Site Photos](#)

5. **29 Wampanoag Drive – Northwest Catholic High School** -- [Application](#) (SUP #1391) of the West Hartford Art League, (R.O.), requesting approval of a Special Use Permit to convert existing natural grass sports fields to a new multi-sport synthetic turf field with associated site improvements. (Submitted for TPZ receipt on September 7, 2022. Suggest required public hearing be scheduled for October 3, 2022.)

- [Narrative](#)
- [Staff Comments](#) 9.2.22
- [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

6. **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. Required public hearing scheduled for September 7, 2022.)

- [Narrative](#)
- [Original Approval](#)
- [Planning Staff Report](#)
- [Plans](#)
- [Staff Comments](#) 8.31.22

7. **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. Required public hearing scheduled for September 7, 2022.)

- [Narrative](#)
- [Site Photos](#)
- [Fixture Spec](#)
- [Plans](#)
- [Staff Comments](#) 8.4.22
- [Planning Staff Report](#)

8. **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. Required public hearing scheduled for September 7, 2022.)

- [Narrative](#)
- [Grant Application](#)
- [Planning Staff Report](#)
- [Plan](#)
- [Staff Comments](#) 8.17.22

9. **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. Required public hearing scheduled for September 7, 2022.)

- [Narrative](#)
- [Staff Comments](#) 8.18.22
- [Corp. Counsel Correspondence](#) 8.31.22
- [News Release](#) 8.31.22
- [Fact Sheet and Rules](#) 8.31.22
- [Public Written Comment](#) as of noon 9.2.22
- [Plan](#)
- [Animal Control Comment](#)
- [Response to Staff Comments](#) 8.31.22
- [Updated Plans](#) 8.31.22
- [Planning Staff Report](#)

10. **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. After deliberation Public Hearing continued to September 7, 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

11. **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. Determined to be potentially significant and set for public hearing on September 7, 2022.)

- [Narrative](#)
- [Wetlands Report](#)
- [Staff Comments](#) 8.22.22
- [Revised Narrative](#) 8.31.22
- [Revised Erosion Plan](#) 8.31.22
- [Wetland Report](#) 8.31.22
- [Plans](#)
- [Hydrologic Analysis](#)
- [Response to Staff Comments](#) 8.31.22
- [Revised Hydrologic Analysis](#) 8.31.22
- [Revised Plan Set](#) 8.31.22

12. **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. Required public hearing scheduled for September 7, 2022.)

▪ [Plan](#)

▪ [Wetlands Report](#)

13. **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. Determined to be potentially significant and set for public hearing on September 7, 2022.)

▪ [Approved Lot Split](#)
▪ [Wetlands Report](#)

▪ [Plan](#)
▪ [Staff Comments 8.18.22](#)

TOWN COUNCIL REFERRAL:

14. **[A Resolution Authorizing the Execution of Temporary and Permanent Easements to Support the Fern Street Bridge Replacement Project](#)** - (Received by Town Council on August 16, 2022. Set for public hearing on to September 13, 2022. Referred to TPZ.)

15. **99 South Main Street** – [Application](#) (SDD #157) of Northbrook Place, LLC & Elite Apartments, LLC to rezone the existing portion of 99 South Main Street, which is currently split zoned R-6 and RM-1, to entirely RM-1 and to rezone the land to be acquired from R-6 to RM-1 in order to expand and reconfigure the parking area to support the existing apartment building. (Received by Town Council on July 14, 2022. Set for public hearing on August 16, 2022. Public hearing opened and immediately continued to September 28, 2022. Referred to TPZ and DRAC.)

▪ [Plans](#)
▪ [Preliminary Outreach Report](#)
▪ [Response to Staff Comments 8.25.22](#)
▪ [Outreach Report](#)
▪ [Revised Plan Set 8.25.22](#)

▪ [Drainage Report](#)
▪ [Staff Comments 8.22.22](#)
▪ [Revised Narrative 8.25.22](#)
▪ [Revised Drainage Report 8.25.22](#)
▪ [DRAC Referral](#)

16. **27-43 & 53-65 LaSalle Road, 8 & 12 Arapahoe Road and 1001 Farmington Avenue – Application** (SDD #156) of The Arapahoe Group, LLC for Change of Zone from RP, RO & RM-O to BC with Special Development District Designation for a mixed use redevelopment along Arapahoe Road, LaSalle Road and Farmington Avenue. (Received by Town Council on July 14, 2022. Set for public hearing on August 16, 2022. Public hearing opened and immediately continued to September 13, 2022. Referred to TPZ and DRAC.)

- [Site & Architectural Plans](#)
- [Traffic Study](#)
- [Traffic Study Appendices](#)
- [Public Written Comment](#) as of 9.2.22
- [Site Renderings](#)
- [Drainage Report](#)
- [Public Outreach Report](#)
- [Staff Comments](#) as of 9.2.22

TOWN PLANNER'S REPORT:

17. **None**

INFORMATION ITEMS:

18. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, October 3, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, November 2, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, December 5, 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/September_7_2022