



Issued: 9/9/22

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 7, 2022
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern & Commissioners: Gordon Binkhorst, Liz Gillette, Andrea Gomes; Alternates Joshua Kaplan, Nancy Grassilli; Town Staff: Todd Dumais, Town Planner; Brian Pudlik, Associate Planner.

ABSENT: Commissioner: Kevin Prestage; Alternate: John O'Donnell

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

MINUTES:

- 1. Approval of Minutes
 - a. Minutes of the Regular Meeting, Wednesday, July 6, 2022- **Motion Grassilli/Second Kaplan; Approved 4-0**

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. **Motion Gomes/Second Binkhorst; Approved 5-0**
 - 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. **Motion Binkhorst/Second Kaplan (Gomes Recused); Approved 5-0**

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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, in accordance with the Town of West Hartford Inland Wetlands and Watercourse Regulations, a motion was made by the IWWA (Motion/Gillette; Second/Binkhorst – Grassilli seated, Gomes & Kaplan recused) to find the application to be non-significant and thus conditionally approved. By a unanimous **vote of (4-0)**, the motion was approved and proposed regulated activity was found to be **NON-SIGNIFICANT** and thus conditionally approved based on the following findings:

950 TROUT BROOK DRIVE
INLAND WETLAND APPLICATION IWW #1181
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **950 Trout Brook Drive** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1181** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.

- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **950 Trout Brook Drive**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 4.) Prior to the start of any additional site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 5.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

- 4. **42 South Main Street - Cinapolis** -- 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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes – Grassilli seated for Prestage) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, October 3, 2022 at 7:15 P.M. in room 314 of Town Hall, 50 South Main Street, West Hartford, CT 06107**

- 5. **29 Wampanoag Drive – Northwest Catholic High School** -- Application (SUP #1391) of Northwest Catholic High School, (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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomest; Second/Binkhorst – Kaplan seated for Prestage) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, October 3, 2022 at 7:15 P.M. in room 314 of Town Hall, 50 South Main Street, West Hartford, CT 06107**

OLD BUSINESS/PUBLIC HEARING:

6. **9 Tolles Street** -- Application (SUP #1357-LB-22) of Darin Reisler, (R.O.), requesting TPZ review and look-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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Gomes) (Kaplan seated for Commissioner Gomes; Kaplan seated for Commissioner Binkhorst) to determine that the Special Use Permit did not require additional conditions of approval.

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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes) (Grassilli seated for Prestage) to open and immediately continue this item to the October 3, 2022 regular meeting of the TPZ

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.)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Gillette; Second/Gomes) (Grassilli seated for Prestage) to **APPROVE** the Special Use Permit application subject to the following conditions.

1. The proposal meets the finding requirements of Section 177-37.4 and 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.

- c. The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
- 2. Plans of record are incorporated by reference in this approval.
- 3. The applicant shall update the final plans with a notation that a permeable material is to be used for the path to the greenhouse
- 4. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by August 2024 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
- 5. This letter of approval shall be stripped onto the final plan.

- 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.)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Gomes; Second/Kaplan) (Kaplan seated for Prestage) to **APPROVE** the Special Use Permit application subject to the following conditions.

- 1. The proposal meets the finding requirements of Section 177-37.4 and 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - d. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - e. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - f. The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
- 2. Pursuant to section 177-42A (5b) this special use permit is in connection with a temporary use and is granted to a period of one (1) year.
- 3. Plans of record are incorporated by reference in this approval.
- 4. All fencing shall be maintained such that animals are not at risk of getting out or caught in gaps. Any necessary repairs or replacements to fencing shall be made as quickly as practicable.
- 5. All dog waste shall be promptly cleaned up by dog owners and properly disposed of.

6. Prior to filing of this special use permit, a trash management plan shall be submitted to the Town Planner, which identifies the type and quantity of waste containers being used at the park, who is responsible for emptying those containers and a schedule for doing so.
7. All posted rules and regulations shall be adhered to by all dog park users.
8. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May of 2023 for further review and evaluation. At that time, the applicant shall report to the TPZ any issues with compliance of the posted rules and regulations of the park, any fighting or biting incidents, any issues regarding unlicensed or unvaccinated dogs being allowed in the park, and reports from the both the West Hartford Animal Control Officer and Director of Public Works on any concerns that arose during the park's operation. The TPZ may consider supplemental conditions of approval if operational any concerns are identified.
9. This letter of approval shall be stripped onto the final plan.

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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Kaplan; Second/Grassilli) (Grassilli seated for Commissioner Gomes; Kaplan seated for Commissioner Binkhorst) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

2 FERNCLIFF DRIVE
INLAND WETLAND APPLICATION IWW #1178
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **2 Ferncliff Drive** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1178** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located at **2 Ferncliff Drive**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls, tree protections and limits of clearing boundaries shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.

- 4.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 5.) Prior the issuance of a Certificate of Occupancy, a five (5) foot buffer from identified wetlands flags shall be established and shall at all times be plainly marked by permanent signs or by an equivalent, permanent marking system approved by the Town Planner designating the area as protected and regulated wetland area. A suitable reference approved by Corporation Counsel, which alerts purchasers of this lot to this restricted area, shall appear on the deed.
- 6.) Prior to issuance of a Certificate of Occupancy, the project Engineer and/or Soil Scientist shall certify that all stormwater management infrastructure has been installed pursuant to the approved plans and is functioning as designed.
- 7.) A final as built survey shall be submitted to the Town Planner upon completion of all work.
- 8.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Grassilli) (Grassilli seated for Commissioner Gomes) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

60 WAMPANOAG DRIVE
INLAND WETLAND APPLICATION IWW #1182
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **60 Wampanoag Drive** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1182** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.

[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located at **60 Wampanoag Drive**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.

- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all outstanding comments from the Division of Engineering shall be addressed to the satisfaction of that department.
- 4.) Prior to the start of any site disturbance, all sediment and erosion controls, tree protections and limits of clearing boundaries shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 5.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 6.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan – Kaplan Seated for Gomes who recused; Grassilli seated for Prestage) to open and immediately continue this item to the regularly scheduled meeting on **Monday, October 3, 2022 at 7:15 P.M. in room 314 of Town Hall, 50 South Main Street, West Hartford, CT 06107**

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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan – Kaplan Seated for Gomes who recused; Grassilli seated for Prestage) to open and immediately continue this item to the regularly scheduled meeting on **Monday, October 3, 2022 at 7:15 P.M. in room 314 of Town Hall, 50 South Main Street, West Hartford, CT 06107**

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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Kaplan – Kaplan Seated for Prestage) to recommend approval of this item to the Town Council.

- 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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Gomes – Grassilli Seated for Prestage) to recommend approval of this item to the Town Council.

- 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.)

This item was withdrawn by the applicant

TOWN PLANNER’S REPORT:

- 17. **None**

INFORMATION ITEMS:

- 18. **None**

MEETING ADJOURNED: 10:52 P.M. Motion/Gomes; Second/Kaplan; Vote 5-0