

Issued: 9/29/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 3, 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, [September 7, 2022](#)

COMMUNICATIONS:

2.
 - a. **85 Sunset Farm Road** - IWW #1183 – [Email from Attorney Greg Piecuch](#) requesting to formally withdraw this application.
 - b. **85 Sunset Farm Road** - IWW #1184 – [Email from Attorney Greg Piecuch](#) requesting to formally withdraw this application.
 - c. **29 Wampanoag Drive – Northwest Catholic High School** – (SUP #1391) – [Letter from Luke McCoy](#) requesting this application be continued.

NEW BUSINESS:

3. **433 South Main Street** -- [Application](#) (IWW #1185) of Corporate Center West Associates, LLC, (RO) 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 the construction of a new approximately 2,417 +/- s.f. restaurant building, with drive-through facilities and associated site improvements including parking lot reconfiguration, landscaping, grading and drainage. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Submitted for IWWA receipt on October 4, 2022 and presented for a determination of significance.)

- [Narrative](#)
- [Stormwater Report](#)
- [Plans](#)
- [Wetlands Report](#)

4. **433 South Main Street** -- [Application](#) (SUB 300) of Corporate Center West Associates, LLC (RO) for a resubdivision of an approximately 13.5 acre parcel of land known as 433 South Main Street. The proposed resubdivision seeks to split the parcel into two parcels: an approximately 12.5 acre parcel and an approximately 1.03 +/- acre parcel, the purpose of which is to create a new “out-parcel” for a new Starbucks building along South Main Street. (Submitted for TPZ receipt on October 3, 2022. Suggest public hearing be scheduled for November 3, 2022.)
 - [Plan Set](#)

5. **433 South Main Street** -- [Application](#) (SUP 1392) of Corporate Center West Associates, LLC (RO) requesting approval, pursuant to Section 177-16.12, for a new restaurant drive-through facility. (Submitted for TPZ receipt on September 7, 2022. Suggest required public hearing be scheduled for December 6, 2022.)
 - [Narrative](#)
 - [Stormwater Report](#)
 - [Plans](#)
 - [Traffic Study](#)

OLD BUSINESS / PUBLIC HEARING:

6. **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. Public hearing opened and immediately continued to October 3, 2022)
 - [Narrative](#)
 - [Site Photos](#)
 - [Fixture Spec](#)
 - [HOA Application & Approval](#)
 - [Plans](#)
 - [Staff Comments](#) 8.4.22
 - [Planning Staff Report](#)

7. **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.) **Pursuant to Communication Item 2a, the applicant has requested that this item be formally withdrawn.**

8. **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.) **Pursuant to Communication Item 2b, the applicant has requested that this item be formally withdrawn.**

9. **42 South Main Street - Cinopolis** -- [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. Required public hearing scheduled for October 3, 2022.)
 - [Narrative](#)
 - [Original Approval](#)
 - [Staff Comments](#) 9.19.22
 - [Plans](#)
 - [Site Photos](#)
 - [Planning Staff Report](#)

10. **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. Required public hearing scheduled for October 3, 2022.) **Pursuant to Communication Item 2c, the applicant has requested that this item be continued to the November 2nd Regular meeting of the TPZ/IWWA**
 - [Narrative](#)
 - [Revised Plans](#) 9.9.22
 - [Plans](#)
 - [Staff Comments](#) 9.30.22

TOWN COUNCIL REFERRAL:

1. **950 Trout Brook Drive** – [Application](#) (SDD #158) of West Hartford Partners, LLC, development entity of Continental Properties as contract purchaser, for Change of Zone from RM-2 and RM-3 to RM-MS with Special Development District Designation overlay, for redevelopment as a multi-family residential use, of 3.9 acres at 950 Trout Brook Drive, and a portion of 125 Kingswood Road, such portion being at the north end of Kingswood Oxford School athletic fields, and adjacent to the south side of 950 Trout Brook Drive. (*Scheduled for Town Council Public hearing on 10-12-22*)
 - [Plans](#)
 - [Traffic Study](#)
 - [Staff Comments](#) 9.22.22
 - [Community Outreach Report](#) 9.29.22
 - [Revised Plans](#) 9.29.22
 - [Lot Line Revision Materials](#) 9.29.22
 - [DRAC Referral Letter](#) **Late Item**
 - [Drainage Report](#)
 - [Updated Traffic Study Memo](#) 8.10.22
 - [Response to Staff Comments](#) 9.29.22
 - [Affordability Plan](#) 9.29.22
 - [Revised Drainage Report](#) 9.29.22
 - [FAR Calculations](#) 9.29.22

TOWN PLANNER’S REPORT:

11. **Annual FEMA CRS Discussion**

INFORMATION ITEMS:

12. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, November 22, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, December 5, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, January 4, 2023 @ 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/October_3_2022