



Issued: 10/4/22

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, OCTOBER 3, 2022  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern & Commissioners: Gordon Binkhorst, Liz Gillette, Kevin Prestage; Alternate Nancy Grassilli; Town Staff: Todd Dumais, Town Planner

**ABSENT:** Commissioners: Gomes, O'Donnell & Kaplan

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

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**MINUTES:**

- 1. Approval of Minutes
  - a. Minutes of the Regular Meeting, Wednesday, September 7, 2022- **Motion Binkhorst/Second Grassilli; Approved 4-0**

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**COMMUNICATIONS:**

- 2.
  - a. **85 Sunset Farm Road** - IWW #1183 – Email from Attorney Greg Piecuch requesting to formally withdraw this application. **Motion to receive Binkhorst/Second Gillette; Approved 5-0**
  - b. **85 Sunset Farm Road** - IWW #1184 – Email from Attorney Greg Piecuch requesting to formally withdraw this application. **Motion to receive Binkhorst/Second Gillette; Approved 5-0**
  - c. **29 Wampanoag Drive – Northwest Catholic High School** – (SUP #1391) – Letter from Luke McCoy requesting this application be continued. **Motion to receive Binkhorst/Second Gillette; Approved 5-0**

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**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.)

Commissioner Gillette made a motion to determine the application non-significant; Second by Commissioner Grassilli (seated for Gomes). The motion failed by **unanimous vote (0-5)**, therefore the

TPZ determined the application potentially significant and scheduled the matter for public hearing at the regularly scheduled meeting on **Wednesday, November 2, 2022 at 7:15 P.M. in room 314 of Town Hall, 50 South Main Street, West Hartford, CT 06107**

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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.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Prestage (Grassilli seated for Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Wednesday, November 2, 2022 at 7:15 P.M. in room 314 of Town Hall, 50 South Main Street, West Hartford, CT 06107**

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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.)

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

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**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)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Gillette; Second/Prestage) (Grassilli seated for Gomes) 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. Parking lot lighting shall be turned off no later than 10:00 PM
- 4. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by October 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.

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- 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. No action taken by the Commission**

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- 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. No action taken by the Commission**

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- 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.)

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

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- 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 2<sup>nd</sup> Regular meeting of the TPZ/IWWA**

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Grassilli) (Grassilli seated for Commissioner Gomes) to continue this item to the November 2, 2022 regular meeting of the TPZ/IWWA

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**TOWN COUNCIL REFERRAL:**

11. **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)*

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

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**TOWN PLANNER’S REPORT:**

12. **Annual FEMA CRS Discussion**

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**INFORMATION ITEMS:**

13. **None**

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**MEETING ADJOURNED: 9:00 P.M. Motion/Gillette; Second/Binkhorst; Vote 5-0**

U: shareddocs/TPZ/Minutes/2022/October 3\_Draft