

Issued: 10/31/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 2, 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, [October 3](#), 2022

COMMUNICATIONS:

2.
 - a. 2023 TPZ Meeting and Filing Dates – [Annual Calendar](#)

NEW BUSINESS:

3. **29 Wampanoag Drive – Northwest Catholic High School** -- [Application](#) (IWW #1186) of Northwest Catholic High School, (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 convert an existing natural grass sports fields to a new multi-sport synthetic turf field with associated site improvements. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Submitted for IWWA receipt on November 2, 2022 and presented for determination of significance.)
 - [Narrative](#)
 - [Plans](#)
 - [Stormwater Report](#) 10.27.22
 - [Revised Plans](#) 10.27.22
4. **170 Kingswood Road – Kingswood Oxford School** -- [Application](#) (SUP #1393) of Kingswood Oxford School, (R.O.), requesting approval of a Special Use Permit to construct dugouts and install protective netting for the varsity baseball field. (Submitted for TPZ receipt on November 2, 2022. Suggest required public hearing be scheduled for December 5, 2022.)

- [Narrative](#)
- [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

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. Required public hearing scheduled for October 3, 2022. Public hearing continued to November 2, 2022.)

- [Narrative](#)
- [Revised Plans](#) 9.9.22
- [Response to Staff Comments](#) 10.7.22
- [Revised Plans](#) 10.7.22
- [Response to Staff Comments](#) 10.27.22
- [Revised Plans](#) 10.27.22
- [Revised Plan Sheets](#) 10.28.22
- [Written Comments](#) 10.31.22
- [Plans](#)
- [Staff Comments](#) 9.30.22
- [Stormwater Report](#) 10.7.22
- [Staff Comments](#) 10.17.22
- [Stormwater Report](#) 10.27.22
- [Revised Stormwater Report](#) 10.28.2
- [Variance Approval](#)
- [Planning Staff Report](#)

6. **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. (Determined potentially significant by the IWWA on October 3, 2022 and set for public hearing on November 2, 2022.)

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

7. **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. Public hearing scheduled for November 3, 2022.)

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

TOWN COUNCIL REFERRAL:

8. **433 South Main Street** Application (SDD #15-R1-22) Application filed on behalf of Corporate Center West Associates, LLC, owner of 433 South Main Street, located within Special Development District (SDD) #15. The application seeks permission to amend the existing SDD to create a new mixed-use development, which contemplates a new development parcel and the construction of an approximately 2,417 s.f. new Starbucks building along South Main Street. In addition, associated improvements including the reconfiguration of the parking layout, installation of new landscaping, lighting and pedestrian amenities are proposed. (Received by Town Council on September 28, 2022. Set for public hearing on November 9, 2022. Referred to TPZ and DRAC.)

- [Narrative](#)
- [Stormwater Report](#)
- [Staff Comments](#)
- [Plans](#)
- [Traffic Study](#)
- DRAC Referral

TOWN PLANNER’S REPORT:

9. **POCD Implementation Update**

INFORMATION ITEMS:

10. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

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

“Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Harford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.”

U: shareddocs/TPZ/Agenda/2022/November_2_2022