

Issued: 12/1/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 5, 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, [November 2](#), 2022

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **2240 Albany Avenue – Young Israel of West Hartford** – [Application](#) (SUP #1398) of Young Israel of West Hartford (R.O.), requesting approval of a Special Use Permit to place a portable modular trailer at the rear of the property to be used by the synagogue for worship, programming and storage needs. (Submitted for TPZ receipt on December 5, 2022. Suggest required public hearing be scheduled for January 4, 2023.)

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

OLD BUSINESS / PUBLIC HEARING:

4. **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. Determined potentially significant and set for public hearing on December 5, 2022.)

- [Narrative](#)
- [Stormwater Report](#) 10.27.22
- [Revised Staff Comments](#) 11.1.22
- [Revised Stormwater Report](#) 11.22.22
- [Plans](#)
- [Revised Plans](#) 10.27.22
- [Response to Staff Comments](#) 11.22.22
- [Revised Plans](#) 11.22.22

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. Public hearing continued again to December 5, 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
- [Revised Staff Comments](#) 11.1.22
- [Revised Plans](#) 11.22.22
- [Planning Staff Report](#)
- [Plans](#)
- [Staff Comments](#) 9.30.22
- [Stormwater Report](#) 10.7.22
- [Staff Comments](#) 10.17.22
- [Revised Stormwater Report](#) 10.28.2
- [Variance Approval](#)
- [Public Written Comments](#) 10.31.22
- [Response to Staff Comments](#) 11.22.22
- [Revised Stormwater Report](#) 11.22.22

6. **170 Kingswood Road – Kingswood Oxford School** -- [Application](#) (SUP #1394) 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. Required public hearing scheduled for December 5, 2022.)

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

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

- [Application Narrative](#)
- [Architectural Plans](#)
- [Outreach Report](#)
- [Town Council SDD Approval](#)
- [Staff Report](#)
- [Civil Plans](#)
- [Traffic Study & Update](#)
- [Stormwater Management Report](#)
- [Public Written Comment](#) **Late Item**

TOWN COUNCIL REFERRAL:

8. **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 November 9, 2022. Set for public hearing on December 13, 2022. Referred to TPZ and DRAC.)
- [Agenda Information Summary](#)
 - [Application Narrative](#)
 - [Civil Plans & Zoning Map Change](#)
 - [Architectural Plans](#)
 - [Traffic Impact Study](#)
 - [Traffic Memo – Mixed Use Generation Trip](#)
 - [Mixed Use Supplemental Traffic Memo](#)
 - [Parking Narrative](#)
 - [Drainage Report](#)
 - [Outreach Report](#)
 - [Fiscal & Economic Impact Study](#)
 - DRAC Letter
 - Staff Comments
9. **Ordinance Permitting Certain Indoor Venues in the CBDH District to Stay Open until 1:00 AM and Operate under a Café Liquor Permit with an Age Restriction** ([Proposed ordinance](#)) (Scheduled for Public hearing on December 13, 2022.)

TOWN PLANNER’S REPORT:

10. **POCD Implementation Update**

INFORMATION ITEMS:

11. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, January 4, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, February 6, 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 Hartford, 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/December_5_2022