

Issued: 12/30/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 4, 2023
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, [December 5](#), 2022

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **1678 Asylum Avenue – University of St. Joseph** – [Application](#) (SUP #1399) of University of St. Joseph (R.O.), requesting approval of a Special Use Permit to install a turf baseball field, dugouts and associated site improvements in the general area that was previously approved for a practice soccer field under SUP 1286-R1-17. (Submitted for TPZ receipt on January 4, 2023. Suggest required public hearing be scheduled for February 6, 2023.)
 - [Narrative](#)
 - [Player Area Details](#)
 - [Plans](#)
 - [Stormwater Report](#)
4. **445 South Main Street** -- [Application](#) (IWW #1187) 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 expansion of the existing medical office building and reconfiguration and expansion of existing parking areas along with landscaping, grading and drainage improvements. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Presented for a determination of significance)

- [Plans](#)
- [Wetlands Report](#)
- [Stormwater Report](#)
- [DEEP Reporting Form](#)

OLD BUSINESS / PUBLIC HEARING:

5. **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. Required public hearing scheduled for January 4, 2023.)
- [Narrative](#)
 - [Planning Staff Report](#)
 - [Plans](#)
 - [Staff Comments](#) 12.30.22

TOWN COUNCIL REFERRAL:

6. [Application filed on behalf of Blue Back Capital Partners and Charter Realty Development Corp. owners and managing partners of Special Development District #113, also known as Blue Back Square. The application requests an amendment to the existing Special Development District Design Guidelines to create a new standard for "Freestanding Shade Structures"](#) (Scheduled for Public hearing on January 24, 2023.)
7. [Resolution Authorizing the Purchase of Properties Located at 12 Brixton Street and 705 Oakwood Avenue](#)
8. [Amended 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](#) (Scheduled for Public hearing on January 10, 2023.)

TOWN PLANNER’S REPORT:

9. **POCD Implementation Update & LID UConn Stormwater Corps Summary**

INFORMATION ITEMS:

10. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- *TPZ – Possible Special Meeting, Thursday, January 12, 2023*
- *TPZ Regular Meeting, Monday, February 6, 2023 @ 7:00 P.M.*

- TPZ Regular Meeting, Wednesday, March 8, 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/2023/January_4_2023