

Issued: 4/27/2023

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 1, 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 Special CIP Meeting, Monday, [April 3, 2023](#)
 - b. Minutes of the Regular Meeting, Monday, [April 3, 2023](#)

COMMUNICATIONS:

- a. None

NEW BUSINESS:

2. **300 Bloomfield Avenue** – [Application](#) (IWW# 1169-R1-23) of the New England Jewish Academy, requesting to modify a previously issued Inland Wetlands and Watercourses Permit, which may have an adverse impact on a wetland regulated area. The applicant proposes the planting and restoration of a wetland and upland review area, which was inadvertently cleared and in violation of a previously approved IWW permit. The proposed work is within both the 150-foot upland review area and wetland soils. (Submitted for IWWA receipt and set directly for public hearing on May 1, 2023.)
 - [Narrative](#)
 - [Previously Approved Plans](#)
 - [Wetlands Report](#)
 - [Proposed Plans](#)
3. **37 Briarwood Road** - [Application](#) (IWW #1199) of P. J. Lewis (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 the installation of an approximately 16' x 33' in-ground pool and patio along with rain garden and associated site grading. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Submitted for IWWA receipt and determination of significance)

- [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

4. **11 Winterset** – [Application](#) (IWW# 1190) of Warren & Susan Berey (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 March 20, 2023. Public hearing scheduled for April 3, 2023 and immediately continued to May 1, 2023 on April 3, 2023)

- [Plans](#)
- [Soils Report](#)

5. **77 Sunny Reach Drive** – [Application](#) (IWW# 1193) of M. Ellis, 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 April 3, 2023. Suggest required public hearing be scheduled for May 1, 2023.)

- [Soils Report](#)
- [Staff Comments](#)
- [Revised Plan](#)
- [Wetlands Map](#)
- [Response to Staff Comments](#)

6. **56 Pheasant Chase** – [Application](#) (IWW #1189) of EZ Aqua Pool and Patio, LLC, 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 installation of a 16' x 40' in-ground pool, a 12' x 16' shed, hardscape improvements, an underground stormwater detention system and associated grading. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Application determined potentially significant on March 20, 2023 and set for public hearing on April 3, 2023. Item was opened and immediately continued to May 1, 2023)

- [Plans](#)
- [Response to Staff Comments](#)
- [Hydrology Report](#)
- [Staff Comments](#) 3.17.23
- [Revised Plans](#)

7. **300 Bloomfield Avenue** – [Application](#) (IWW# 1169-R1-23) of the New England Jewish Academy, requesting to modify a previously issued Inland Wetlands and Watercourses Permit, which may have an adverse impact on a wetland regulated area. The applicant proposes the planting and restoration of a wetland and upland review area, which was inadvertently cleared and in violation of a previously approved IWW permit. The proposed work is within both the 150-foot upland review area and wetland soils. (Submitted for IWWA receipt and set directly for public hearing on May 1, 2023)

- [Narrative](#)
- [Wetlands Report](#)
- [Previously Approved Plans](#)
- [Proposed Plans](#)

8. **312 North Main Street** - [Application](#) (SUP #1405) of K. Tofflemire, requesting approval of a Special Use Permit to operate an out-patient veterinary ophthalmology clinic. The application proposes no changes to the interior or exterior of the existing site. (Submitted for TPZ receipt on April 3, 2023. Suggest required public hearing be scheduled for May 1, 2023.)

- [Narrative](#)
- [Site Plan](#)
- [Floor Plan](#)
- [Traffic Assessment](#) 4.28.23

9. **139 North Main Street** - [Application](#) (SUP #1404) of the American School for the Deaf requesting approval of a Special Use Permit to build two one-story dormitory buildings in the campus quadrangle and make associated site improvements (Submitted for TPZ receipt on April 3, 2023. Suggest required public hearing be scheduled for May 1, 2023.)

- [Narrative](#)
- [Construction Plan](#)
- [Site Plan](#)
- [Traffic Study](#)
- [Staff Comments](#) 4.25.23
- [Revised Narrative](#) 4.28.23
- [Fence Report](#) 4.28.23
- [Authorization Letter](#)
- [Trash Management Statement](#)
- [Architectural Plan](#)
- [Stormwater Report](#)
- [Response to Staff Comments](#) 4.28.23
- [Revised Plans](#) 4.28.23
- [Revised Stormwater Report](#) 4.28.23

TOWN COUNCIL REFERRAL:

10. None

TOWN PLANNER’S REPORT:

11. **POCD Implementation Update & Discussion**

12. **Discussion on Options for Administrative Amendment Approval Process for Special Use Permits**

INFORMATION ITEMS:

13. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, June 5, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, July 10, 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/May_1_2023_TPZ_Agenda