

Issued: 12/1/2023

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 4, 2023  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**AGENDA**

[Legal Notice](#)

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

**MINUTES:**

1. Approval of Minutes:
  - a. [Minutes](#) of the Regular Meeting, Monday, November 6, 2023
  - b. [Minutes](#) of the Special Meeting, Wednesday, November 29, 2023

**COMMUNICATIONS:**

2.
  - a. Approval of Annual Calendar - [2024 TPZ Meeting and Filing Dates](#)
  - b. [Request](#) to open and immediately continue application IWW #1217 for 119 Flagg Road to the January 3, 2023 regular meeting of the TPZ/IWWA.
  - c. [Request](#) to open and immediately continue application IWW #1218 for 173 Mountain Road to the January 3, 2023 regular meeting of the TPZ/IWWA.

**NEW BUSINESS:**

2. **37 Ranger Lane** – [Application](#) (IWW #1209) of J. Kemper, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to construct a +/- 1488 square foot addition, which includes a deck. The applicant also proposes the installation of retaining walls, stormwater management structures and associated site grading. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on December 4, 2023. Determined potentially significant and set for public hearing on January 3, 2024.)
  - [Narrative](#)
  - [Architectural Plans](#) -8.31.23
  - [Stormwater Report](#) – 10.2.23
  - [Survey](#) – 9.22.23
  - [Site Plan](#) -10.17.23

3. **176 Newington Road** – [Application](#) (SUP #1431) of GreenDrop, requesting approval of a temporary Special Use Permit to construct a +/-358 square foot mobile “GreenDrop” donation trailer within the existing undeveloped pad site within the existing shopping plaza for a period of 1 year. (Submitted for TPZ receipt on December 4, 2023. Required public hearing scheduled for January 3, 2024).
  - [Narrative](#) -11.21.23
  - [Mobile Vehicle Plans](#)
  - [Site Plan](#) -11.20.23

**OLD BUSINESS:**

4. **137 North Main Street** – [Application](#) (SUP #1429) of The American School for the Deaf, requesting approval of a temporary Special Use Permit to construct a 24’ x 24’ equipment storage garage within the existing parking area at the northwest corner of the property for a period of 2 years. (Submitted for TPZ receipt on November 6, 2023. Required public hearing scheduled for December 4, 2023).
  - [Narrative](#) – 11.30.23
  - [Staff Report](#) – 12.1.23
  - [Plan Set](#) – 11.30.23
5. **139 Stoner Drive** – [Application](#) (IWW #1210) of R. Thibadeau, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to partially dredge a portion of the northern end of the pond, which spans five properties on Stoner Drive. Work is proposed within the 150 ft. upland review area and within a limited area of the pond. (Determined potentially significant on October 2, 2023 and set for public hearing on November 6, 2023. This item was continued on November 6, 2023 to December 4, 2023)
  - [Updated Narrative](#) – 11.30.23
  - [Dredging Plan](#)
  - [Staff Comments](#) – 11.17.23
  - [Response to Comments](#) – 12.1.23
  - [Soil Report](#)
  - [Impact Assessment](#)
  - [Updated Dredging Plan](#) – 11.29.23
  - [DEEP Report](#)
6. **106 Waterside Lane** – [Application](#) (IWW #1215) of T. Mastronarde, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to install a 10’ x 12’ freestanding deck, which is proposed to extend over Wood Pond by three (3) feet. Work is proposed within the 150 ft. upland review area and within a pond. (Submitted for IWWA receipt on November 6, 2023. Determined potentially significant and set for public hearing on December 4, 2023.)
  - [Narrative & Plans](#)
  - [Staff Comments](#) – 11.14.23

- [Revised Survey](#) – 11.28.23
- [Response to Comments](#) – 11.14.23

7. **119 Flagg Road** – [Application](#) (IWW #1217) of the Town of West Hartford requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to replace an existing bridge spanning Hart Meadow Brook along with the bridge’s supporting abutments within Westmoor Park. Work is proposed within a wetland area and immediately adjacent to the watercourse. (Submitted for IWWA receipt on November 6, 2023. Determined potentially significant and set for public hearing on December 4, 2023. ***The applicant has requested that this item be opened and immediately continued to the TPZ/IWWA regular meeting on January 3, 2024***)

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

8. **173 Mountain Road** – [Application](#) (IWW #1218) of the Town of West Hartford requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to replace an existing bridge spanning the stream that outlets into McGovern Pond along with the bridge’s supporting abutments within Spicebush Swamp Park. Work is proposed within a wetland area and immediately adjacent to the watercourse (Submitted for IWWA receipt on November 6, 2023. Determined potentially significant and set for public hearing on December 4, 2023. ***The applicant has requested that this item be opened and immediately continued to the TPZ/IWWA regular meeting on January 3, 2024***)

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

9. **1341 New Britain Avenue** – [Application](#) (SUP #1428) of the Town of West Hartford, requesting approval of a Special Use Permit to replace the existing restroom building and renovate and expand the existing easterly parking area, both within Wolcott Park. (Submitted for TPZ receipt on November 6, 2023. Required public hearing scheduled for December 4, 2023).

- [Narrative](#)
- [Plan Set](#)
- [Planting Lists](#)
- [Planting Policy](#)
- [Impact Assessment](#)
- [Staff Comments](#) – 11.22.23
- [Response to Comments](#) - 11.28.23
- [Staff Report](#) – 12.1.23

10. **14-16 Oakwood Avenue** – [Application](#) (SUP #1425) of R. Mercier, requesting approval of a Special Use Permit to operate a new Indoor Recreation or Amusement Facility pursuant to sections 177-2(B), 177-6(B) and 177-42(A) of the zoning ordinances. (Submitted for TPZ receipt on November 6, 2023. Required public hearing scheduled for December 4, 2023).
- [Narrative](#)
  - [Plan Set](#)
  - [Updated Plan Set](#) – 11.30.23
  - [Parking Report](#)
  - [Updated Narrative](#) – 12.1.23
  - [Staff Report](#) – 12.1.23

**TOWN COUNCIL REFERRAL:**

11. [Application](#) filed on behalf of Bloomin’ Brands, Inc, owners of Flemings Prime Steakhouse & Wine Bar, lessee of a suite in Special Development District (SDD) #113, located at 40 South Main Street and more commonly known as Blue Back Square. The application seeks permission to amend the existing SDD to allow for the installation of additional tenant signage.
- [Signage Plan](#)
  - [Owner Authorization Letter](#)

**TOWN PLANNER’S REPORT:**

12. None

**INFORMATION ITEMS:**

13. None

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Special Meeting, Monday, December 11, 2023 @ 6:00 P.M.
- TPZ Special Meeting, Monday, December 13, 2023 @ 6:00 P.M.
- TPZ Regular Meeting, Monday, January 3, 2024 @ 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](mailto:suzanneo@westhartfordct.gov) or (860) 561-7580, as soon as possible, preferably seven days beforehand.