



Issued: 1/5/24

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, JANUARY 3, 2024
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Chair, Kevin Ahern; Commissioners: Gordon Binkhorst, Liz Gillette, Josh Kaplan; Alternates Nancy Grassilli, Donald Neville & John Lyons; Town Staff: Brian Pudlik, Senior Planner

ABSENT: Andrea Gomes

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, December 4, 2023 – **Motion/Grassilli; Second Kaplan; Vote 4-0**
 - b. Minutes of the Special Meeting, Monday, December 11, 2023 – **Motion Binkhorst/Second Gillette; Vote 5-0**
 - c. Minutes of the Special Meeting, Wednesday, December 13, 2023 – **Motion Binkhorst/Second Gillette; Vote 5-0**

COMMUNICATIONS:

2.
 - a. Applicant request to withdraw SUP #1425 for 14-16 Oakwood Avenue; **Motion/Binkhorst; Second/Kaplan; Vote 5-0**

NEW BUSINESS:

3. **289 South Main Street** – Application (SUP #1430) of the Town of West Hartford, requesting approval of a Special Use Permit to improve and modernize the existing driving range at the Rockledge Golf Course, which will include the addition of up to 20 covered tee stations along with a small snack bar and restroom facility (Submitted for TPZ receipt on January 3, 2024. Required public hearing scheduled for February 5, 2024).

The TPZ acted by **unanimous vote (5-0)** (Motion/Grassilli; Second/Kaplan) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, February 5, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

4. **1563 Asylum Avenue** - Application (SUP #1433) of FHI Studio, on behalf of the City of Hartford, requesting approval of a Special Use Permit to make site improvements to the existing Horticultural Garden and adjacent walkways within Elizabeth Park (Submitted for TPZ receipt on January 3, 2024. Required public hearing scheduled for February 5, 2024).

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Neville) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, February 5, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

5. **170 Kingswood Road** – Application (SUP #1434) of Centerbrook Architects, on behalf of the Kingswood Oxford School, requesting approval of a Special Use Permit to construct an approximately 3,600 square foot addition and new outdoor patio with associated stormwater, landscaping and decorative site lighting improvements to the existing Conklin Library and Mead Dining Hall buildings within the KO campus (Submitted for TPZ receipt on January 3, 2024. Suggest required public hearing be scheduled for February 5, 2024).

The TPZ acted by **unanimous vote (5-0)** (Motion/Lyons; Second/Kaplan) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, February 5, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

6. **1515 Boulevard** - Application (SUP #1435) of the Town of West Hartford, requesting approval of a Special Use Permit to add player dugout structures to the existing softball field at Norfeldt Field (Submitted for TPZ receipt on January 3, 2024. Required public hearing be scheduled for February 5, 2024).

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Binkhorst) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, February 5, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

7. **425 Oakwood Avenue** - Application (SUP #1436) of the Town of West Hartford, requesting approval of a Special Use Permit to add player dugout structures to each of the four existing softball fields located within the Sterling Athletic Field complex (Submitted for TPZ receipt on January 3, 2024. Suggest required public hearing be scheduled for February 5, 2024).

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, February 5, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

OLD BUSINESS:

8. **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. This item was opened on 12/4/23 and immediately continued without testimony to January 3, 2024)

The TPZ acted by **unanimous vote (5-0)** (Motion/Kaplan; Second/Binkhorst) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

119 Flagg Road
INLAND WETLAND APPLICATION IWW #1217
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **119 Flagg Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1217** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage,

and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **119 Flagg Road**.

This permit is issued and made subject to the following conditions:

- 1) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4) Prior to the start of any site disturbance, a plan for access to the west side of the watercourse for abutment replacement shall be submitted to the Town Planner for review and approval. If in developing the plan for access, it is determined by the Design Engineer that additional erosion and sedimentation controls are warranted, the plan shall include all appropriate notes and details.
- 5) Regular inspections of the sediment and erosion controls shall be conducted throughout the construction process and reports of those inspections submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 6) Upon completion of all work, certifications from all design professionals responsible for preparing the plans shall be submitted stating that all work has been completed in a manner consistent with the approved plans.
- 7) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

9. **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. This item was opened on 12/4/23 and immediately continued without testimony to January 3, 2024)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

173 Mountain Road
INLAND WETLAND APPLICATION IWW #1218
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **173 Mountain Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1218** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant’s purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **173 Mountain Road.**

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) Prior to the start of any site disturbance, a plan for access to the west side of the watercourse for abutment replacement shall be submitted to the Town Planner for review and approval. If in developing the plan for access, it is determined by the Design Engineer that additional erosion and sedimentation controls are warranted, the plan shall include all appropriate notes and details.
- 5.) Regular inspections of the sediment and erosion controls shall be conducted throughout the construction process and reports of those inspections submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 6.) Upon completion of all work, certifications from all design professionals responsible for preparing the plans shall be submitted stating that all work has been completed in a manner consistent with the approved plans.

- 7.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

10. **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.)

The TPZ acted by **vote (4-1)** (Motion/Binkhorst; Second/Kaplan) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

37 Ranger Lane
INLAND WETLAND APPLICATION IWW #1209
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **37 Ranger Lane** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1209** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant’s purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will

not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **37 Ranger Lane**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to Building Permit issuance and before the start of any site disturbance, all outstanding comments from the West Hartford Division of Engineering shall be fully addressed to that department's satisfaction.
- 4.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 5.) All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.
- 6.) Prior to issuance of a certificate of occupancy, a certification report shall be submitted to the Town Planner for review and approval. The certification report shall be prepared by the Professional responsible for preparing the plan and shall state that all site grading and storm drainage infrastructure is installed per the final approved plan and is operating as designed.

- 7.) Prior to issuance of a certificate of occupancy, a final A2/T2 as-built survey shall be submitted for review and approval.
- 8.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

- 11. **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).

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Binkhorst; Second/Lyons) to **APPROVE** the Special Use Permit application subject to the following conditions.

- 1) The proposal meets the finding requirements of Section 177-37.4 and 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
- 2) Plans of record are incorporated by reference in this approval.
- 3) The exterior of the proposed trailer shall be kept clear of all donation items and refuse to every extent practicable both during and after normal business hours.
- 4) Service of all water and sanitary systems within the trailer shall be performed prior to businesses in the shopping plaza opening to the public and any vehicle performing said service shall comply with all noise ordinances of the Town of West Hartford.
- 5) Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by July of 2024 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
- 6) This letter of approval shall be stripped onto the final plan.

12. **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. Suggest required public hearing be scheduled for December 4, 2023).

This item was withdrawn by the applicant pursuant to Item 2a. of these minutes.

13. **1700 Asylum Avenue** – Intervener Petition: Christine Feely, Jessica Rubin and Gary Schulman.

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Kaplan) to postpone this item to a Special Meeting to be held on **Wednesday, January 17, 2024 at 7:00 in room 314 of Town Hall, located at 50 South Main Street.**

14. **1700 Asylum Avenue** – Application (IWW #1203) of WEHA Development Group East, 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 construction of four (4) multi-story residential buildings with related residential amenities, in addition to drainage, landscaping, parking and associated site improvements. Work is proposed within the 150 ft. upland review area and includes direct wetlands and watercourses impacts. (Application determined potentially significant on July 10, 2023 and set for public hearing on Wednesday, September 6, 2023 and was opened and immediately continued to October 2, 2023, continued again to October 23, 2023, then again to November 6, 2023. On November 29, 2023, public hearing testimony began and the hearing was continued to December 11, 2023 and again to December 13, 2023. Public hearing testimony concluded and the hearing closed on December 13, 2023. Possible deliberation and vote on January 3, 2024)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gillette) to postpone this item to a Special Meeting to be held on **Wednesday, January 17, 2024 at 7:00 in room 314 of Town Hall, located at 50 South Main Street.**

TOWN COUNCIL REFERRAL

15. Application filed on behalf of Chick-fil-A, Inc. ("CFA"), as lessee of property commonly known as 509 New Park Avenue ("CFA Premises"), to modify Special Design District #94 (SDD #94) located at 509 New Park Avenue to accommodate a reconfiguration of the existing drive-thru lane and related site improvements including landscaping and parking.

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Kaplan) to recommend that the Town Council approve this application.

- 16. Ordinance Concerning Group Child Care Homes – Amendment to the zoning ordinances to address compliance with Public Act 23-142.

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan) to recommend that the Town Council approve this application.

- 17. Executive Session pursuant to section 1-200(6)(E) of the Connecticut General Statutes regarding discussion of an Attorney-Client Privileged and Confidential Legal Memorandum regarding IWWA #1203 and the Intervenor Petition.

No Executive Session was held

MEETING ADJOURNED: 9:59 P.M. Motion/Binkhorst; Second/Kaplan; Vote 5-0

U: shareddocs/TPZ/Minutes/2024/Jan 3_Draft