

Issued: 3/1/2024

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 4, 2024
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, February 12, 2024

COMMUNICATIONS:

2.
 - a. [Applicant request](#) to continue the previously opened public hearing for application SUP #1430 at 289 South Main Street (Item #4).
 - b. [Applicant request](#) to open and immediately continue application IWW #1221 at 596 Mountain Road (Item #5).

NEW BUSINESS:

3. **54 Hillsboro Drive** – [Application](#) (IWW #1019-R1-24) of VH, LLC, 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 new single-family residence on the presently vacant lot. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Submitted for IWWA receipt on March 4, 2024. Presented for a determination of significance).
 - [Site Plan](#)
 - [Stormwater Calculations](#)
 - [Narrative](#)

OLD BUSINESS:

4. **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 (Public hearing opened on February 12, 2024 and continued to March 4, 2024. Pursuant to Item #2a, the applicant has requested a further continuance to April 1, 2024).

Current Applications Materials:

- [Narrative](#)
- [Updated Narrative](#)
- [Response To Staff Comments](#)
- [Drainage Report](#)
- [Plan Set](#)
- [Neighborhood Outreach Flyer](#)
- [Staff Report](#)

5. **596 Mountain Road** – [Application](#) (IWW #1221) of Mountain Commons Condominium Association, 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 remove the existing tennis court with associated fencing and return the area to natural grass. Work is proposed within the 150 ft. upland review area with some impact to an area of mapped wetland soils that extends into the tennis court area. (Determined potentially significant on February 12, 2024 and set for hearing on March 4, 2024. Pursuant to item #2b, the applicant requested that the item be opened and immediately continued to April 1, 2024).

- [Narrative](#)
- [Erosion & Sedimentation Controls](#)
- [Original Site Plan](#)
- [Site Photos](#)

6. **58 Waterside Lane** – [Application](#) (IWW #1222) of Z. Reichelt (contractor), 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 enlarge an existing rear deck, enclose an existing front porch, add a new front porch, construct a new garage in place of the existing driveway and conduct associated minor site grading. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Determined potentially significant on February 12, 2024 and set for hearing on March 4, 2024).

- [Site Plan](#)
- [Wetland Delineation Report](#)
- [Architectural Plans](#)
- [Staff Comments](#)

7. **331 South Road** – [Application](#) (SUP #1441) of INSPIRED BY OPPORTUNITY, LLC, requesting approval, pursuant to Section 177-16.12, for a new restaurant drive-through facility in association with the reconstruction of the Wendy’s restaurant (Submitted for TPZ receipt on February 12, 2024. Required public hearing scheduled for March 4, 2024. This item will not be heard on March 4th and will instead be heard on April 1, 2024).

Revised / Updated Materials:

- [Public Comments](#)
- [Stormwater Report](#)
- [Civil & Architectural Plans](#)
- [CROCOG Referral Letter](#)

- [Neighborhood Outreach Letter](#)
- [DRAC Referral Letter](#)
- [Signage Plans](#)
- [Response to Staff Comments](#)
- [Staff Comments](#)

Originally Submitted Materials:

- [Narrative](#)
- [Town of Farmington Approvals](#)
- [Signage Plans](#)
- [Traffic Study](#)
- [Civil & Architectural Plans](#)
- [Sewer Adequacy Letter](#)
- [Traffic Study](#)

TOWN COUNCIL REFERRAL:

8. [Application](#) of WeHa Development Group East, LLC owner of 1700 Asylum Avenue, for Change of Zone of approximately 14.9 acres of the northern portion of 1700 Asylum Avenue from a R-10 single family zone to a RM-MS multifamily-multistory residence district zone with Special Development District Designation (SDD) overlay for the redevelopment of the northern portion of the site into a new multifamily housing development with associated parking and site amenities. The SDD overlay is also proposed to encompass the southern 8.9 acres of 1700 Asylum Avenue and includes new ballfield parking. No change of underlying zone is proposed for the southern portion of the property.

Revised / Updated Materials (As of 3-1-24):

- [Civil Plans Part 1](#)
- [Civil Plans Part 2](#)
- [Civil Plans Part 3](#)
- [Traffic Study](#)
- [Architectural Plans](#)
- [Combined Staff Comments](#)
- [Combined Response to Staff Comments](#)

Originally Submitted Materials:

- [Civil & Architectural Plans](#)
- [Traffic Study](#)
- [Trash Management Plan](#)
- [Illustrative Renderings](#)
- [Neighborhood Outreach Letter](#)
- [Enclosures](#)
- [Stormwater Management Report](#)
- [Sustainable Features Letter](#)
- [Special Flood Hazard Area Letter](#)

9. [Resolution](#) Authorizing the Execution of Permanent Easements to Support the Development Project at 27 Park Road

- [Bus Shelter](#)
- [Easement](#)

TOWN PLANNER'S REPORT:

10. None

INFORMATION ITEMS:

11. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Special CIP Meeting, April 1, 2024 @ 6:00 P.M.
- TPZ Regular Meeting, April 1, 2024 @ 7:00 P.M.
- TPZ Regular Meeting, May 6, 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 or (860) 561-7580, as soon as possible, preferably seven days beforehand.