



Issued: 9/10/2024

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 5, 2024
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

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

ABSENT: Andrea Gomes, Donald Neville

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, August 5, 2024: **Motion to approve minutes – Gillette/ Second; Binkhorst - Vote: 5-0**

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **76 LaSalle Road** – Application (SUP #1458) of Heather Moran of The Book Club, LLC, requesting approval to operate a private school in order to offer short-term (45 minutes – 1 hour) classes for toddlers through upper elementary school students in groups of 12-15 children at one time. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for October 7, 2024.)

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

4. **60 Wampanoag Drive** – Application (SUP #1459) of Wampanoag Country Club, (R.O.), requesting approval of a Special Use Permit for the construction of a new +/- 32,650 Sq.Ft. clubhouse building, associated landscaping and site grading, all to replace the former clubhouse building that was destroyed by fire in April of 2024. Included in this request is a proposal for the installation of a 30' x 75' tent to support Club operations while the new building is being constructed. Pursuant to Section 177-50 M, the

applicant has requested a waiver of the application fee. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for October 7, 2024.)

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

OLD BUSINESS / PUBLIC HEARING:

5. **95 Westminster Drive** – Application (SUP #1455) of the Town of West Hartford requesting approval of a temporary Special Use Permit to install an approximately 5,000 s.f. +/- temporary classroom building at the Duffy School. (Submitted for TPZ receipt on August 5, 2024, with required public hearing scheduled for September 4, 2024.)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5-0)** (Motion/Kaplan Second/Lyons) (Lyons seated for Gomes) 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 and shall guide the appearance, layout and operation of associated improvements.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by September of 2025 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
4. This letter of approval shall be stripped onto the final plan.

TOWN COUNCIL REFERRAL:

6. None

TOWN PLANNER'S REPORT:

7. None

INFORMATION ITEMS:

8. None

MEETING ADJOURNED: 7:50 P.M. Motion/Binkhorst; Second/Kaplan; Vote 5-0

U: shareddocs/TPZ/Minutes/2024/Sept 4_Draft