



Issued: 10/9/2024

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, OCTOBER 7, 2024
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

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

ABSENT: Alternate Commissioner Donald Neville

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

MINUTES:

- 1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, September 4, 2024: **Motion to approve minutes** – Gillette/ Second; Grassilli - **Vote: 5-0; YEA:** Ahern, Binkhorst, Kaplan, Gillette and Grassilli (Seated for Gomes); **NAY:** None

COMMUNICATIONS:

- 2.
 - a. Applicant request to transfer IWW #1203 from WEHA Development Group East, LLC to West Hartford Developers, LLC, per section 11.9 of the West Hartford IWW Regulations.

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Kaplan **YEA:** Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY:** None) to **receive** this communication.

- b. Woodridge Lake Association – Drawdown Notice

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes **YEA:** Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY:** None) to **receive** this communication.

- c. American School for the Deaf – Update on current and future plans for the campus.

The TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Gomes **YEA:** Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY:** None) to **receive** this communication.

NEW BUSINESS:

3. **2865 Albany Avenue** – Application (SUP #1377-LB-24) of Renbrook School, requesting TPZ review and look-back of compliance with the conditions of SUP #1377. Originally approved in May of 2022 for the installation of a synthetic turf athletic field. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Binkhorst **YEA**: Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY**: None) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, November 4th, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

4. **1678 Asylum Avenue** – Application (SUP #1378-LB-24) of the University of St. Joseph, requesting TPZ review and look-back of compliance with the conditions of SUP #1378. Originally approved in May of 2022 for the installation of a synthetic turf softball field. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan **YEA**: Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY**: None) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, November 4th, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

5. **160 Mohegan Drive** – Application (SUP #1383-LB-24) of The Children’s Museum Inc., on behalf of The Emanuel Synagogue, (R.O.). Originally approved in August of 2022 to temporarily house the Children’s Museum. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Binkhorst **YEA**: Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY**: None) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, November 4th, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

6. **134 Norwood Road** – Application (SUP #1426-R1-24) of the Hartford Golf Club, requesting approval to renovate one existing fire pit area, add an additional fire pit adjacent to the existing one and add approximately 1,200 square feet of new patio area. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gillette **YEA**: Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY**: None) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, November 4th, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

OLD BUSINESS / PUBLIC HEARING:

7. **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. (**Communication item received pursuant to Item #2c. noted above**)

8. **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 on September 4, 2024 and the required public hearing scheduled for October 7, 2024.)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Binkhorst **YEA**: Ahern, Binkhorst, Kaplan, Gillette and Gomes; **NAY**: None) to **APPROVE** the Special Use Permit application subject to the following conditions:

1. The proposal meets the finding requirements of Section 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 as fully set forth herein and modified by the conditions below.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by October 2026 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

9. **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 +/- 39,092 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 on September 4, 2024 and the required public hearing scheduled for October 7, 2024.)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Kaplan **YEA**: Ahern, Binkhorst, Kaplan, Gillette and Gomes; **NAY**: None) to **APPROVE** the Special Use Permit fee waiver request.

The TPZ also acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Binkhorst **YEA**: Ahern, Binkhorst, Kaplan, Gillette and Gomes; **NAY**: None) to **APPROVE** the Special Use application subject to the following conditions:

4. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - d. 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.
 - e. 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.
 - f. 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.
5. Plans of record are incorporated by reference in this approval as fully set forth herein and modified by the conditions below.
6. The special use permit approval is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
7. Prior to the issuance of any building permits, all outstanding comments from the West Hartford Division of Engineering shall be addressed to the full satisfaction of that department.
8. 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.
9. Bi-Weekly inspection reports of the sediment and erosion controls shall be 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.
10. The Applicant shall submit to the Town Planner for review and approval by the Town Engineer final as-built plans certifying that all grading, parking, and landscaping improvements were completed in accordance with the approved plans. Such certification shall be made by a registered professional engineer.
11. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by October 2026 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

12. This letter of approval shall be stripped onto the final plan.

TOWN COUNCIL REFERRAL:

10. None

TOWN PLANNER’S REPORT:

11. Affordable Housing Plan: 2024-2029 – Update and Overview

Information received. No action taken by the TPZ

INFORMATION ITEMS:

12. None

MEETING ADJOURNED: 9:00 P.M. Motion/Gomes; Second/Binkhorst; Vote 5-0 ; YEA: Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY:** None

U: shareddocs/TPZ/Minutes/2024/October 7_Draft

NOTE: A digital recording of this meeting is available for public review by contacting Planning and Zoning staff by phone at 860.561.7552 or by email at comment.tpz@westhartfordct.gov.

