



Issued: 4/28/2022

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, MAY 2, 2022
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

[Legal Notice](#)

AGENDA

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Special CIP Meeting, Monday, [April 4, 2022](#)
 - b. Minutes of the Regular Meeting, Monday, [April 4, 2022](#)

COMMUNICATIONS:

2.
 - a. **None.**

NEW BUSINESS:

3. **Sycamore Lane** – [Petition](#) (HSR #2) for the honorary and historic renaming of a public street. Petition submitted by Isaias Wooden, pursuant to Section 155-4 of the West Hartford Code of Ordinances, for the renaming of Sycamore Lane to Peleg Nott Lane. (Submitted for TPZ receipt on May 2, 2022. Suggest required public hearing be scheduled for June 6, 2022.)
4. **11 Northmoor Road** -- [Application](#) (IWW #1175) of Matthew Miale, (R.O.), 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 proposed a new detached garage, pool house, in-ground pool and patio along with associated site improvements. The proposed work is within a 150 ft. upland review area and a FEMA Special Flood Hazard Area, no direct wetland impacts are proposed. (Submitted for TPZ receipt on May 2, 2022. Suggest required public hearing be scheduled for June 6, 2022.)

▪ Narrative	▪ Plan
▪ Wetlands Report	▪ Drainage Report
▪ Staff Comments 4.28.22	
5. **1341 New Britain Avenue** -- [Application](#) (IWW #1174) of West Hartford Youth Baseball, requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes to replace existing

athletic field lighting with a new four pole system. The proposed work is within a 150 ft. upland review area and no direct wetland impacts are proposed. (Submitted for IWWA receipt on May 2, 2022. Presented for determination of significance.)

- [Narrative](#)
- [Plans](#)

6. **1341 New Britain Avenue** -- [Application](#) (SUP #1205-R1-22) of West Hartford Youth Baseball, requesting an amendment to the previously approved Special Use Permit for athletic field lighting at Wolcott Park baseball field. (Submitted for TPZ receipt on May 2, 2022. Suggest required public hearing be scheduled for June 6, 2022.)

- [Narrative](#)
- [Plans](#)

7. **2865 Albany Avenue – Renbrook School** -- [Application](#) (SUP #1380) of Renbrook School, (R.O.), requesting approval of a Special Use Permit for the new proposed greenhouse and high ropes course. (Submitted for TPZ receipt on May 2, 2022. Suggest required public hearing be scheduled for June 6, 2022.)

- [Narrative](#)
- [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

8. **New Street** – [Petition](#) (HSR #1) for the honorary and historic renaming of a public street. Petition submitted by Tracey Wilson, pursuant to Section 155-4 of the West Hartford Code of Ordinances, for the renaming of New Street to Dinah Road. (Submitted for TPZ receipt on April 4, 2022. Required public hearing scheduled for May 2, 2022.)

- [Staff Comments](#) 4.8.22
- [Public Written Comment](#)

9. **2865 Albany Avenue – Renbrook School** - [Application](#) (SUP #1377) of Luke McCoy, Kaestle Boos Associates, on behalf of Renbrook School, (R.O.), requesting approval of a Special Use Permit for the removal of an existing natural grass athletic field and construction of a new synthetic turf athletic field in its place. Associated site improvements include construction of a gathering space area and entry to the fields, new parking for 21 cars, paved sidewalks, new retaining and seating walls, and a new scoreboard. (Submitted for TPZ receipt on April 4, 2022. Required public hearing scheduled for May 2, 2022.)

- [Narrative](#)
- [Plans](#)
- [Neighborhood Outreach](#)
- [Staff Comments](#) 4.12.22
- [Response to Staff Comments](#) 4.25.22
- [Revised Plans](#) 4.25.22
- [Stormwater Report](#)

10. **1678 Asylum Avenue – University of Saint Joseph** - [Application](#) (IWW #1172) of Andrew Levesque on behalf of the University of St. Joseph, (R.O.), requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes to replace an existing natural grass softball field with a synthetic turf playing field along with associated site improvements. The proposed work is within a

150 ft. upland review area and no direct wetland impacts are proposed. (Submitted for IWWA receipt on April 4, 2022. Determined to be potentially significant and set for public hearing on May 2, 2022.)

- [IWW Narrative](#)
- [Geotechnical Report](#)
- [Stormwater Report](#)
- [PD Staff Comment & Response](#) 4.8.22
- [Response to Staff Comments](#) 4.22.22
- Revised IWW [Plans](#) 4.22.22
- [Response to Staff Comments](#) 4.28.22
- [Wetlands Report](#)
- [IWW Plans](#)
- [Staff Comments](#) 4.14.22
- [Neighborhood Outreach](#)
- [Stormwater Report](#)
- [Planning Comments](#) 4.25.22

11. **1678 Asylum Avenue – University of Saint Joseph** - [Application](#) (SUP #1378) of Andrew Levesque on behalf of the University of St. Joseph, (R.O.), requesting approval of a Special Use Permit for the replacement of an existing natural grass softball field with a synthetic turf playing field along with associated site improvements (Submitted for TPZ receipt on April 4, 2022. Required public hearing scheduled for May 2, 2022.)

- SUP [Narrative](#)
- [Geotechnical Report](#)
- [Stormwater Report](#)
- [PD Staff Comment & Response](#) 4.8.22
- [Response to Staff Comments](#) 4.22.22
- Revised SUP [Plans](#) 4.22.22
- [Wetlands Report](#)
- SUP [Plans](#)
- [Staff Comments](#) 4.14.22
- [Neighborhood Outreach](#)
- [Stormwater Report](#)

12. **60 Wampanoag Drive – Wampanoag Country Club** - [Application](#) (SUP #1379) of Peter Joyce on behalf of Wampanoag Country Club, (R.O.), requesting approval of a Special Use Permit for the installation of platform tennis courts along with associated utility and site improvements. (Submitted for TPZ receipt on April 4, 2022. Required public hearing scheduled for May 2, 2022.)

- [Narrative](#)
- [Construction Narrative](#)
- [Neighborhood Outreach](#)
- [Lighting Plan](#)
- [Response to Staff Comments](#) 4.21.22
- [Stormwater Report](#)
- [DEEP Form](#)
- [Plans](#)
- [Alternative Locations](#)
- [Staff Comments](#) 4.7.22
- [Updated Plan Sheets](#) 4.25.22
- [Photos of Materials](#)

TOWN COUNCIL REFERRAL:

13. **1500-1502 New Britain Avenue – Westfarms Mall** – Application (SDD #12-R1-22) filed on behalf of Arhaus, Inc, lessee of a portion of 1500/1502 New Britain Avenue, more commonly known as Westfarms Mall. The application seeks to amend Special Development District (SDD) #12 to accommodate exterior architectural, signage and site improvements for a new Arhaus furniture store. (Received by Town Council on April 12, 2022. Set for public hearing on May 24, 2022. Referred to TPZ and DRAC.)

- [Application Narrative](#)
- [Application Exhibits](#)
- [Plans \(Civil & Architectural\)](#)
- DRAC Referral Letter

- [Staff Comments](#)

14. [A Resolution Authorizing the Execution of a Lease Amendment with WHFH III, Inc. regarding 60 Starkel Road.](#) - (Received by Town Council on April 12, 2022. Set for public hearing on May 24, 2022. Referred to TPZ)
15. **An Ordinance Regulating Adult-Use Cannabis** – [Proposed zoning ordinance](#) establishing standards for the cultivation, production, and sale of cannabis products pursuant to Public Act 2021-1, An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (“RERACA”). (Received by Town Council on April 12, 2022. Set for public hearing on May 24, 2022. Referred to TPZ)

TOWN PLANNER’S REPORT:

16. **Community Housing Survey:** Update to TPZ on [current results of the survey](#), prepared by the Affordable Housing Advisory Group.

INFORMATION ITEMS:

17. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, June 6, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, July 6, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, August 8, 2022 @ 7:00 P.M.

“Any individual with a disability who needs special assistance to participate in a meeting or public hearing should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting or public hearing.”

U: shareddocs/TPZ/Agenda/2022/May_2_2022