



Issued: 6/2/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 6, 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 Regular Meeting, Monday, [May 2](#), 2022

COMMUNICATIONS:

2.
 - a. **None.**

NEW BUSINESS:

3. **200 Whitman Avenue – Fairview Cemetery** -- [Application](#) (SUP #1384) of Brook Nelson, Department of Public Works, on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit for the development of 360 grave sites for in-ground burials at Fairview Cemetery. (Submitted for TPZ receipt on June 6, 2022. Suggest required public hearing be scheduled for July 6, 2022.)
 - [Narrative](#)
 - [Plans](#)
 - [Staff Comments](#) 6.2.22
4. **25 Brixton Street** -- [Application](#) (IWW #1176) of John Philips, Director of Public Works, on behalf of the Town of West Hartford, (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 proposes the closure of a landfill and the redevelopment of the existing waste and recycling center. The proposed work is partially within a 150 ft. upland review area, no direct wetland impacts are proposed. (Submitted for IWWA receipt on June 6, 2022. Presented for determination of significance.)
 - [Narrative](#)
 - [Plan](#)
 - [Wetlands Report](#)
 - [Stormwater Report](#)
 - [Staff Comments](#) 6.2.22

5. **1678 Asylum Avenue –University of Saint Joseph** -- [Application](#) (IWW #1177) of Andrew Levesque, on behalf of the University of Saint Joseph, (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 proposes a new gravel parking area with associated site improvements. The proposed work is partially within a 150 ft. upland review area, no direct wetland impacts are proposed. (Submitted for IWWA receipt on June 6, 2022. Presented for determination of significance.)
 - [Narrative](#)
 - [Stormwater Report](#)
 - [Plan](#)
 - [Staff Comments](#) 6.3.22
6. **1678 Asylum Avenue –University of Saint Joseph** -- [Application](#) (SUP #1381) of Andrew Levesque, on behalf of the University of Saint Joseph, (R.O.), requesting approval of a Special Use Permit for a new gravel parking area with 74 spaces proposed. (Submitted for TPZ receipt on June 6, 2022. Suggest required public hearing be scheduled for July 6, 2022.)
 - [Narrative](#)
 - [Stormwater Report](#)
 - [Plan](#)
 - [Staff Comments](#) 6.3.22
7. **2 Ferncliff Drive** -- [Application](#) (IWW #1178) of Derek Schwalenberg, (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 the construction of a new single-family home with associated site improvements. The proposed work is within a 150 ft. upland review area, no direct wetland impacts are proposed. (Submitted for IWWA receipt on June 6, 2022. Presented for determination of significance.)
 - [Narrative](#)
 - [Wetlands Report](#)
 - [Sanitary Sewer Easement](#)
 - [Plan](#)
 - [Drainage Statement](#)
8. **11 Midlands** – [Application](#) (IWW# 1179) of William and Deborah Doran, (R.O.), requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on June 6, 2022. Suggest required public hearing to be scheduled for July 6, 2022.)
 - [Soils Report](#)
 - [Plans](#)

OLD BUSINESS / PUBLIC HEARING:

9. **Sycamore Lane** – [Application](#) (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. Required public hearing scheduled for June 6, 2022.)
 - [Updated Petition List with count confirmation](#)
 - [Public Written Comment](#)
 - [Additional Unconfirmed Signatures](#)
 - [Staff Comments](#)
 - [Public Hearing Sign Posting](#)

10. **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 proposes 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 IWWA receipt on May 2, 2022. Determined to be potentially significant and set for public hearing on June 6, 2022.)

- | | |
|---|--|
| ▪ Narrative | ▪ Plan |
| ▪ Wetlands Report | ▪ Drainage Report |
| ▪ Staff Comments 5.23.22 | ▪ Response To Staff Comments 5.27.22 |
| ▪ Revised Narrative 5.27.22 | ▪ Revised Plans 5.27.22 |
| ▪ Staff Comments 6.2.22 | |

11. **1341 New Britain Avenue - Wolcott Park** -- [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. Required public hearing scheduled for June 6, 2022.)

- | | |
|--|--|
| ▪ Narrative | ▪ Plans |
| ▪ Staff Comments 5.19.22 | ▪ Photometrics Plan 5.2.22 |
| ▪ Staff Comments | ▪ Planning Staff Report |

12. **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. Required public hearing scheduled for June 6, 2022.)

- | | |
|---|----------------------------------|
| ▪ Narrative | ▪ Plans |
| ▪ Planning Staff Report | ▪ Staff Comments |

TOWN COUNCIL REFERRAL:

13. **[An Ordinance Establishing the Transit-Oriented Development Zoning District](#)** – Proposed zoning ordinance establishing standards a new Transit Oriented Development Zoning District or TOD (Received by Town Council on May 10, 2022. Set for public hearing on June 14, 2022. Referred to TPZ)

- | | |
|---|--|
| ▪ Ordinance | ▪ TOD Business District Table |
| ▪ TOD Schedule of Main Uses | ▪ TOD Schedule of Accessory Uses |
| ▪ Elmwood Station Map | ▪ Flatbush Station Map |

TOWN PLANNER'S REPORT:

14. **None**

INFORMATION ITEMS:

15. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, July 6, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, August 8, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, September 7, 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/June_6_2022