



Issued: 9/29/2022

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 3, 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, Wednesday, September 7, 2022

COMMUNICATIONS:

2.
 - a. **85 Sunset Farm Road** - IWW #1183 – Email from Attorney Greg Piecuch requesting to formally withdraw this application.
 - b. **85 Sunset Farm Road** - IWW #1184 – Email from Attorney Greg Piecuch requesting to formally withdraw this application.
 - c. **29 Wampanoag Drive – Northwest Catholic High School** – (SUP #1391) – Email from Luke McCoy requesting this application be continued.

NEW BUSINESS:

3. **433 South Main Street** -- Application (IWW #1399) of Corporate Center West Associates, LLC, (RO) 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 construction of a new approximately 2,417 +/- s.f. restaurant building, with drive-through facilities and associated site improvements including parking lot reconfiguration, landscaping, grading and drainage. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. Submitted for IWWA receipt on October 4, 2022 and presented for a determination of significance.
 - Narrative
 - Plans
 - Staff Comments 9.2.22
4. **433 South Main Street** -- Application (SUB 300) of Corporate Center West Associates, LLC (RO) for a resubdivision of an approximately 13.5 acre parcel of land known as 433 South Main Street. The proposed resubdivision seeks to split the parcel into two parcels: an approximately 12.5 acre parcel and an approximately 1.03 +/- acre parcel, the purpose of which is to create a new “out-parcel” for a

new Starbucks building along South Main Street. (Submitted for TPZ receipt on October 3, 2022. Suggest public hearing be scheduled for November 3, 2022.)

- Narrative
- Plans
- Staff Comments 9.2.22
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5. **433 South Main Street** -- Application (SUP 1392) of Corporate Center West Associates, LLC (RO) requesting approval, pursuant to Section 177-16.12, for a new restaurant drive-through facility. (Submitted for TPZ receipt on September 7, 2022. Suggest required public hearing be scheduled for December 6, 2022.)

- Narrative
- Plans
- Staff Comments 9.2.22

OLD BUSINESS / PUBLIC HEARING:

6. **87 Mountain Road – West Hartford Art League** -- [Application](#) (SUP #1387) of the West Hartford Art League, (R.O.), requesting approval of a Special Use Permit to install new lighting for the existing parking lot. (Submitted for TPZ receipt on August 8, 2022. Required public hearing scheduled for September 7, 2022. Public hearing opened and immediately continued to October 3, 2022)

- [Narrative](#)
- [Plans](#)
- [Site Photos](#)
- [Staff Comments](#) 8.4.22
- [Fixture Spec](#)
- [Planning Staff Report](#)

7. **85 Sunset Farm Road** – [Application](#) (IWW #1183) of Brad Snyder, on behalf of Ruth Ashley Washburn, (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 August 8, 2022. Required public hearing scheduled for September 7, 2022.) **Pursuant to Communication Item 2a, the applicant has requested that this item be formally withdrawn.**

8. **85 Sunset Farm Road** – [Application](#) (IWW #1184) of Brad Snyder, on behalf of Ruth Ashley Washburn, (R.O.) 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 construction of a new single-family home with associated site improvements include septic system, landscaping and access drive. The proposed work is within a 150 ft. upland review area. (Submitted for IWWA receipt on August 8, 2022. Determined to be potentially significant and set for public hearing on September 7, 2022.) **Pursuant to Communication Item 2b, the applicant has requested that this item be formally withdrawn.**

9. **42 South Main Street - Cinepolis** -- [Application](#) (SUP #1338-LB-22) of Connecticut Cinema Investments, LLC, on behalf of Blue Back Square, LLC, (R.O.), requesting TPZ review and lock-back of compliance with conditions of SUP #1338. Originally approved June 3, 2019 to add the service of alcoholic beverages as an adjunct to the primary function of viewing motion pictures or performing art. (Submitted for TPZ receipt on September 7, 2022. Required public hearing scheduled for October 3, 2022.)

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

- [Original Approval](#)
- [Site Photos](#)
- [Staff Comments](#) 9.2.22

10. **29 Wampanoag Drive – Northwest Catholic High School** -- [Application](#) (SUP #1391) of Northwest Catholic High School, (R.O.), requesting approval of a Special Use Permit to convert existing natural grass sports fields to a new multi-sport synthetic turf field with associated site improvements. (Submitted for TPZ receipt on September 7, 2022. Required public hearing scheduled for October 3, 2022.) **Pursuant to Communication Item 2c, the applicant has requested that this item be continued to the November 2nd Regular meeting of the TPZ/IWWA**

- [Narrative](#)
- [Plans](#)
- [Staff Comments](#) 9.2.22

TOWN COUNCIL REFERRAL:

11. **950 Trout Brook Drive** – Application (SDD #158) of West Hartford Partners, LLC, on behalf of Kingswood-Oxford School Inc., (R.O.), to rezone the existing portion of 99 South Main Street, which is currently split zoned R-6 and RM-1, to entirely RM-1 and to rezone the land to be acquired from R-6 to RM-1 in order to expand and reconfigure the parking area to support the existing apartment building. (Received by Town Council on July 14, 2022. Set for public hearing on August 16, 2022. Public hearing opened and immediately continued to September 28, 2022. Referred to TPZ and DRAC.)

- Plans
- Drainage Report
- DRAC Referral Letter

TOWN PLANNER'S REPORT:

12. **Annual FEMA CRS Discussion**

INFORMATION ITEMS:

13. **None**

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Wednesday, November 22, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, December 5, 2022 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, January 4, 2023 @ 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.”