



Issued: 3/28/2024

TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING

MONDAY, APRIL 1, 2024

LEGISLATIVE CHAMBER, ROOM 314, 7:00 PM

TOWN HALL, WEST HARTFORD, CT 06107

AGENDA

Legal Notice

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

MINUTES:

1. Approval of Minutes:
 - a. [Minutes](#) of the Regular Meeting, Monday, March 4, 2024

COMMUNICATIONS:

2.
 - a. Applicant [request](#) to withdraw application IWW #1221 at 596 Mountain Road (Item #5).
 - b. Applicant [request](#) to open and immediately continue IWW #1019-R1-24 at 54 Hillsboro Drive (Item #7)

NEW BUSINESS:

3. **153 Hunter Drive** – [Application](#) (IWW #1223) of J. Mottola (contractor) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to install a 16' x 34' inground fiberglass pool, patio and associated site work. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Presented for a determination of significance).

- [Narrative & Stormwater Report](#)
- [Plan Set](#)

OLD BUSINESS:

4. **289 South Main Street** – [Application](#) (SUP #1430) of the Town of West Hartford, requesting approval of a Special Use Permit to improve and modernize the existing driving range at the Rockledge Golf Course, which will include the addition of up to 20 covered tee stations along with a small snack bar and restroom facility (Public hearing opened on February 12, 2024 and continued to March 4, 2024, then again to April 1, 2024).

Revised / Updated Materials:

- [Staff Report](#)
- [Narrative](#)
- [Plan Set](#)
- [Community Outreach Summary](#)

Originally Submitted Materials:

- [Narrative](#)
- [Updated Narrative](#)
- [Response To Staff Comments](#)
- [Drainage Report](#)
- [Plan Set](#)
- [Neighborhood Outreach Flyer](#)
- [Staff Report](#)

5. **596 Mountain Road** – [Application](#) (IWW #1221) of Mountain Commons Condominium Association, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to remove the existing tennis court with associated fencing and return the area to natural grass. Work is proposed within the 150 ft. upland review area with some impact to an area of mapped wetland soils that extends into the tennis court area. **(This item is being withdrawn pursuant to item number 2a).**

- [Narrative](#)
- [Erosion & Sedimentation Controls](#)
- [Original Site Plan](#)
- [Site Photos](#)

6. **331 South Road** – [Application](#) (SUP #1441) of INSPIRED BY OPPORTUNITY, LLC, requesting approval, pursuant to Section 177-16.12, for a new restaurant drive-through facility in association with the reconstruction of the Wendy's restaurant (Submitted for TPZ receipt on February 12, 2024. Required public hearing scheduled for March 4, 2024 and postponed to April 1, 2024).

Revised / Updated Materials:

- [Staff Report](#)
- [Public Comments](#)
- [Stormwater Report](#)
- [Neighborhood Outreach Letter](#)
- [DRAC Referral Letter](#)
- [Signage Plans](#)
- [TC Action Letter](#)
- [Civil Plans](#)
- [Architectural Plans](#)
- [CRCOG Referral Letter](#)
- [Response to Staff Comments](#)
- [Staff Comments](#)

Originally Submitted Materials:

- [Narrative](#)
- [Town of Farmington Approvals](#)
- [Signage Plans](#)
- [Traffic Study](#)
- [Civil & Architectural Plans](#)
- [Sewer Adequacy Letter](#)
- [Traffic Study](#)

7. **54 Hillsboro Drive** – [Application](#) (IWW #1019-R1-24) of VH, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposes to construct a new single-family residence on the presently vacant lot. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Determined potentially significant on March 4th and set for public hearing on April 1st. Pursuant to item #2b, the applicant requested that the item be opened and immediately continued to May 6th, 2024)

- [Site Plan](#)
- [Stormwater Calculations](#)
- [Narrative](#)

TOWN COUNCIL REFERRAL:

8. None

ANNUAL MEETING

9. **Annual Meeting:** TPZ election of officers, selection of committee representatives, and approval of rules and regulations.

TOWN PLANNER'S REPORT:

10. None

INFORMATION ITEMS:

11. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, May 6, 2024 @ 7:00 PM
- TPZ Regular Meeting, June 3, 2024 @ 7:00 PM

Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at suzanneo@westhartfordct.gov or (860) 561-7580, as soon as possible, preferably seven days beforehand.