



Issued: 4/3/24

TOWN PLAN AND ZONING COMMISSION REGULAR MEETING

MONDAY, APRIL 1, 2024

LEGISLATIVE CHAMBER, ROOM 314

TOWN HALL, WEST HARTFORD, CT 06107

MINUTES

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

ABSENT: Donald Neville, Nancy Grassilli

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, March 4, 2024 – **Motion/Binkhorst; Second Gomes; Vote 5-0**

COMMUNICATIONS:

2.
 - a. Applicant request to withdraw application IWW #1221 at 596 Mountain Road (Item #5).

The TPZ acted by **unanimous vote (5-0)** (Motion/Kaplan; Second/Gillette) to **receive** this communication.

- b. Applicant request to open and immediately continue IWW #1019-R1-24 at 54 Hillsboro Drive (Item #7)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes) to **receive** this communication.

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).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Kaplan) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, May 6, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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).

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (3-0)** (Motion/Binkhorst Second/Lyons) to **APPROVE** the Special Use Permit application subject to the following conditions:

1. The proposal meets the finding requirements of Section 177-37.4 and 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 and the project narrative are incorporated by reference in this approval and shall guide the appearance, layout and operation of all elements of the Rockledge driving range.
3. The “Geo-Fence” established by the “Trackman” radar-based ball tracking system shall have as its southerly boundary the area located immediately north of the established tree-line adjacent to the southerly property line of the golf course.
4. 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 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
5. Prior to the start of any work, any outstanding review comments from the Division of Engineering shall be addressed to the full satisfaction of that department.

6. 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.
7. All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.
8. A final as built survey shall be submitted to the Town Planner upon completion of all work.
9. A final completion of report which certifies that all work was completed per plan, prepared by qualified professional, shall be submitted to the Town Planner.
10. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ one year from the start of the upgraded range operations and no later than April of 2026 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
11. This letter of approval shall be stripped onto the final plan.

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 was withdrawn by the applicant pursuant to Item 2a. of these minutes.

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).

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Gillette) to **APPROVE** the Special Use Permit application subject to the following conditions:

1. The proposal meets the finding requirements of Section 177-16.12 and 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.
2. The public address systems associated with the operation of the drive-through shall comply at all times with section 123 of the Town Code, which regulates noise.
3. Pursuant to section 177-16.12 of the zoning ordinances, operation of the drive-through shall be prohibited between the hours of 11:00 p.m. and 5:00 a.m.
4. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by March 2026 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
5. This letter of approval shall be stripped onto the final plan.

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)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Kaplan) to **open and immediately continue** this matter, without testimony, to the regularly scheduled meeting on **Monday, May 6th, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

TOWN COUNCIL REFERRAL

8. None

ANNUAL MEETING

7. **Annual Meeting:** TPZ election of officers, selection of committee representatives, and approval of rules and regulations.
 - a. **Chair – Kevin Ahern nominated – Vote 5-0 – Approved**
 - b. **Vice-Chair – Gordon Binkhorst nominated – Vote 5-0 - Approved**
 - c. **TPZ Secretary – Todd Dumais nominated – Vote 5-0 – Approved**
 - d. **Liaison to the Town Council Community Planning and Economic Development subcommittee – Nancy Grassilli nominated/ Gordon Binkhorst alternate – Vote 5-0 – Approved**
 - e. **Liaison to CROG – John Lyons nominated/ Liz Gillette alternate – Vote 5-0**

TOWN PLANNER’S REPORT:

9. None

INFORMATION ITEMS:

10. None

MEETING ADJOURNED: 9:06 P.M. *Motion/Gillette; Second/Gomes – Vote: 5-0*

U: shareddocs/TPZ/Minutes/2024/April_1_Draft