

PUBLIC NOTICE

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at a Regular Meeting on Monday, June 5, 2006 took the following actions:

SPECIAL USE PERMIT APPLICATIONS SCHEDULED FOR PUBLIC HEARING AND DECISION ON WEDNESDAY, JULY 5, 2006:

310R and 318 Newington Road – Application (SUP #1061) of JAC Realty, LLC. (Andrew Kearns, Attorney) requesting approval of a Special Use Permit for a vehicle intensive business. The applicant proposes to operate a construction roofing company that involves the parking of vehicles on the premise during non business hours. The applicant proposes to park approximately fourteen (14) vehicles on the premise, to consist of six (6) rack-bodied pick-ups/trucks and six (6) vans. The proposed use employs, on the average, twenty-four (24) field personnel and two (2) office staff. (Submitted for TPZ receipt on June 5, 2006. Required public hearing scheduled for Wednesday, July 5, 2006.)

1700 Asylum Avenue (corner of Asylum Avenue and Trout Brook Drive) – Application (SUP #1062) of the Town of West Hartford, James Capodiece, Director of Leisure Services (State of Connecticut, University of Connecticut, R.O.) requesting approval of a Special Use Permit to allow the reconstruction and expansion of existing athletic fields. The applicant is seeking approval to construct three (3) regulation size ball fields, one (1) t-ball field, a comfort station and a children's playground area. The site is currently a recreational field that includes a tennis court, basketball court and two ball fields. Parking for the fields will be provided on the existing parking area associated with the University of Connecticut. (Submitted for TPZ receipt on June 5, 2006. Required public hearing scheduled for Wednesday, July 5, 2006.)

635 New Park Avenue – Application (SUP #1063) of Brian Noe, Applicant (Framingham Commons, LLC., R.O.) requesting Special Use Permit approval to establish an indoor amusement and recreation facility to include Laser Tag, Black Light Mini-Golf, and multi-purpose rooms. Indoor baseball training and instruction are also proposed. The applicant proposes to occupy approximately 30,000 SF in an existing building located on the premises known as 635 New Park Avenue. (Submitted for TPZ receipt on June 5, 2006. Required public hearing scheduled for Wednesday, July 5, 2006.)

SPECIAL USE PERMIT APPLICATION WITHDRAWN PER APPLICANT'S REQUEST:

986 Farmington Avenue – Application (SUP #899-R2) of Fatta the Lan, LLC dba The Elbow Room for an amendment to an existing Special Use Permit to replace the approved awning associated with the roof top dining area with a permanent roof and trellis structure. The 47 seat outdoor dining area was authorized by Special Use Permit #899 on May 1, 2000. (Submitted for TPZ receipt on April 3, 2006. Required public hearing scheduled for May 1, 2006. Public hearing rescheduled at the applicant's request to Monday, June 5, 2006. Public hearing not opened and application withdrawn per applicant's request.)

SPECIAL USE PERMITS APPROVED:

200 Bloomfield Avenue - University of Hartford – Application (SUP #1059) of the University of Hartford, R.O. (Norman Young, Applicant) requesting approval of a Special Use Permit to allow a two (2) story addition to the Hartford Art School Taub Hall building (commonly referred to as the Arts & Technology Complex (ATC) Project) with a total building footprint of approximately 14,000 S.F. The proposed building has a small portion of approximately 1,400 SF located in West Hartford with the balance (approx. 12,600 SF) of the building located in Hartford. The new addition will consist of arts & technology classrooms. The proposed addition will not reduce the number of parking spaces on campus and no additional parking is proposed. (Submitted for TPZ receipt on May 1, 2006. Required public hearing scheduled for Monday, June 5, 2006. Special Use Permit granted on Monday, June 5, 2006.)

20 South Main Street (f/k/a 20-28 South Main Street) – West Hartford Public Library - Application (SUP # 1016-R2) of Michael O’Malley, Capital Projects Manager, Town of West Hartford, requesting a Special Use Permit approval for an increase of 130 SF to the library building footprint and a gross floor area increase of approximately 2, 260 SF. The additional space and renovations are to be used as a book stack area and conference room. The proposed modification will also be the subject of a separate zoning application to the Town Council for an amendment to Special Development District #114. (Submitted for TPZ receipt on May 1, 2006. Required public hearing scheduled for Monday, June 5, 2006. Special Use Permit granted on Monday, June 5, 2006.)

PUBLIC HEARING CLOSED. DECISION TABLED TO JULY 5, 2006:

103 Raymond Road – West Hartford Police Department Building – Application (SUP #1015-R2) of Michael O’Malley, Capital Projects Manager, Town of West Hartford, requesting a Special Use Permit approval for the construction of a new addition and renovations to the Police Station. The proposal includes the removal of the southern portion of the existing building and replace with a one-floor addition of approximately 11,000 SF to include a new main entrance, a sally port, prisoner processing area with cells, and the records division. The addition and sally port entrance and exit will require revisions to the adjacent parking areas. The proposed modification will also be the subject of a separate zoning application to the Town Council for an amendment to Special Development District #36. (Submitted for TPZ receipt on May 1, 2006. Required public hearing scheduled for Monday, June 5, 2006. Public hearing closed and decision tabled to Wednesday, July 5, 2006.)

INLAND WETLAND PERMIT APPLICATIONS DETERMINED TO BE NON-SIGNIFICANT:

Farmington Avenue and Trout Brook Drive – Application (IWW #847) of Blue Back Square, LLC (Joseph L. Hammer, Attorney) requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The applicant is proposing minor roadway widening in the vicinity of Farmington Avenue and Trout Brook Drive to provide left turn lanes on Farmington Avenue for the east bound and west bound traffic onto Trout Brook Drive. The traffic improvements are associated with required off -site improvements in connection with the approval of the Blue Back Square project. All work will be in the existing right of way. There are no wetlands soils within the area of the proposed improvements.

There are no activities proposed within the watercourse (Trout Brook). Proposed activity is within the 150' regulated area. (Submitted for IWWA receipt on June 5, 2006. Presented for determination of significance. Determined to be non-significant and permit granted on Wednesday, June 5, 2006.)

Park Road, I-84 -Off Ramp and Trout Brook Drive - Application (IWW #848) of Blue Back Square, LLC requesting approval of an Inland Wetlands and Watercourse permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The applicant is proposing minor widening of the I-84 off ramp and Park Road to provide for additional turning lanes. The traffic improvements are associated with the required off site improvements in connection with the approvals of the Blue Back Square project. All work will be in the existing right of way. There are no wetland soils within the area of proposed improvements and no work within the watercourse (Trout Brook). Proposed activity is within the 150' regulated area. (Submitted for IWWA receipt on June 5, 2006. Presented for determination of significance. Determined to be non-significant and permit granted with conditions on Wednesday, June 5, 2006.)

INLAND WETLANDS MAP AMENDMENT SCHEDULED FOR PUBLIC HEARING AND DECISION ON WEDNESDAY, JULY 5, 2006:

1700 Asylum Avenue (corner of Asylum and Trout Brook Drive) – Application (IWW #849) of the Town of West Hartford, James Capodiece, Director of Leisure Services (State of Connecticut, University of Connecticut, R.O.) requesting approval of a soil map amendment to the Official Inland Wetlands and Watercourse map of the Town of West Hartford. The proposed amendment is based on an on site soil survey prepared by a soil scientist. (Submitted for IWWA receipt on June 5, 2006. Required public hearing scheduled on Wednesday, July 5, 2006.)

INLAND WETLAND PERMIT APPLICATIONS DETERMINED TO BE SIGNIFICANT AND SET FOR PUBLIC HEARING ON WEDNESDAY, JULY 5, 2006:

1700 Asylum Avenue (corner of Asylum Avenue and Trout Brook Drive) – Application (IWW #850) of the Town of West Hartford, James Capodiece, Director of Leisure Services (State of Connecticut, University of Connecticut, R.O.) requesting approval of an Inland Wetlands and Watercourse Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing the reconstruction and expansion of existing athletic fields. Proposed improvements to include three (3) regulation size ball diamonds and one t-ball field. Existing tennis courts will be removed and the existing basketball court will remain. Scope of work includes the regrading of the site to create uniform field contours and the installation of drainage and irrigation systems. Approximately 2,719 SF of direct wetland soil disturbance is proposed. (Submitted for IWWA receipt on June 5, 2006. Presented for determination of significance. Determined to be significant and set for public hearing on Wednesday, July 5, 2006.)

625 New Park Avenue – Application (IWW #851) of Steven Vo, R.O. (Carmelo Ferla, Architect) for an Inland Wetland and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The applicant proposes to convert the former Norman Marine site to a retail complex with limited office space. Site improvements associated with the proposal include modifications to the existing parking area, the installation of landscape areas, additional parking spaces to the rear of the building, on-site drainage improvements and the removal of an existing septic system. Improvements will result in a reduction of impervious area in the regulated area. There is no building expansion proposed. Proposed activities are within the 150’ regulated area. (Submitted for IWWA receipt on June 5, 2006. Presented for determination of significance. Determined to be significant and set for public hearing on Wednesday, July 5, 2006.)

STREET LINE ELIMINATION REQUEST SCHEDULED FOR PUBLIC HEARING ON WEDNESDAY, JULY 5, 2006:

Shawmet Road - Resolution to eliminate remaining street lines of Shawmet Road. (Submitted for TPZ receipt on June 5, 2006. Required public hearing scheduled on July 5, 2006.)

A detailed list of all specific conditions, the final approved plan(s) and the applications related to the above items are available for public review in the Town Planning Office, Town Hall, Room 214, 50 South Main Street, West Hartford, CT. The effective date of these actions is June 23, 2006.

Robert W. Roach, Chairman TPZ/IWWA
Mila Limson, Town Planner/TPZ - IWW Administrative Officer

Publish (1) one time on Thursday, June 8, 2006.

Shared/TPZ/PublicNotice/2006/Jun5_06