

**TOWN PLAN AND ZONING
COMMISSION**

Issued – June 30, 2009

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, JULY 6, 2009 – LEGISLATIVE CHAMBER, ROOM 314,
TOWN HALL, WEST HARTFORD, CT 06107**

FINAL AGENDA

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

PUBLIC HEARING: 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of Regular Meeting, Monday, June 1, 2009

COMMUNICATIONS:

2. None.

NEW BUSINESS:

3. **986 – 990 Farmington Avenue – Elbow Room** – Application (SUP #830-R1-09) Benny Delbon (Owner); (Sheldon Crosby, Architect) to amend an existing Special Use Permit to allow for the addition of sixteen (16) seats to an existing accessory outdoor dining area associated with the Elbow Room Restaurant. SUP #830-R1-99 approved on June 7, 1999 authorized eighteen (18) seats. Total number of seats proposed are thirty four (34). The proposed outdoor expansion is a result of the restaurant expansion into the adjacent tenant space. (Submitted for TPZ receipt on Monday, July 6, 2009. Required public hearing suggested for August 3, 2009.)

**OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON
MONDAY, JULY 6, 2009**

4. **203 Tunxis Road** - Application (IWW #934) of James and Barbara Carter (R.O.s) requesting approval of an Inland Wetlands and Watercourses permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Woodridge Lake). The applicant is proposing the construction of a 157 sq. ft. deck, a 333 sq. ft. pergola, a 119 sq. ft. walk-out deck with a roof and a 12 ft. diameter gazebo. A total of sixteen (16) piers will be required. Proposed work is within the 150' regulated area. There are no mapped wetlands on site. (Submitted for IWWA receipt Monday, June 1, 2009. Determined to be significant and set for public hearing on Monday, July 6, 2009.)



TOWN OF WEST HARTFORD

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5. **34, 36, 38, 40, 42, 44, 46 and 48 Still Road (previously known as 40 Still Road)** – Application (IWW #911-R1-09) of Tom Falik Properties, LLC and Still Brook, LLC requesting approval of an Inland Wetlands and Watercourses permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is proposing to modify the stormwater management system associated with the development of a seven (7) lot residential subdivision authorized by Inland Wetlands and Watercourses permit #911 approved on August 4, 2008. The applicant is proposing to add gravity-flow footing drains to be constructed on Lots 1 through 5 and outletting to a rain garden at the eastern end of the drainage easement. Work is adjacent to the 35' conservation area. All work is in the 150' regulated area. (Submitted for IWWA receipt Monday, June 1, 2009. Determined to be significant and set for public hearing on Monday, July 6, 2009.)
6. **34, 36, 38, 40, 42, 44, 46 and 48 Still Road (previously known as 40 Still Road)** – Application (SUB #283-R1-09) of Tom Falik Properties, LLC and Still Brook, LLC requesting approval to modify the TPZ approved subdivision map and stormwater management system associated with the approved subdivision (SUB #283). TPZ conditional approval was authorized on August 4, 2008. (Submitted for TPZ receipt on Monday, June 1, 2009. Required public hearing scheduled for Monday, July 6, 2009.)

TOWN COUNCIL REFERRAL AND REQUEST FOR REPORT:

7. **316-340 and 342-348 North Main Street and 2495 Albany Avenue** – Petition (SDD #7-R1-09) on behalf of Core Ventures, LLC and Polo/West Hartford, LLC (Robin M. Pearson, Attorney) for an amendment to the existing Special Development District to convert 5,000 square feet of the lower level of the Whole Foods building at 340 North Main Street to use as a fitness center. No use is proposed for the remainder of the lower level. (Town Council receipt on June 9, 2009. TPZ receipt on Monday, July 6, 2009. Town Council public hearing scheduled for July, 14, 2009.)

TOWN PLANNER'S REPORT:

8. Discuss status of an Inland Wetland and Watercourse violation at 47 Brookside Boulevard. Filling, grading and construction of a retaining wall within 150' of the watercourse.

INFORMATION ITEMS:

REMINDER OF FUTURE TPZ REGULAR MEETINGS:

- TPZ Regular Meeting, Monday, August 3, 2009 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, September 2, 2009 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 5, 2009 @ 7:00 P.M.

“Any individual with a disability who needs special assistance to participate in the meeting should contact Social Services Department, 561-7561, five days prior to the meeting.”