

**REGULAR MEETING MINUTES
TOWN PLAN AND ZONING COMMISSION
MONDAY, JULY 7, 2008
LEGISLATIVE CHAMBER
ROOM 314, TOWN HALL, WEST HARTFORD, CT 06107**

**PRESENT: Chairman: Jeffrey Daniels; Commissioners: Theodore Doolittle, Robert Roach, Paul Freeman, Michael Seder; Alternates: Elizabeth Gillette; Associate Planner: Cathy Dorau; Recording Clerk: Christine Dorman
Absent: Alternates Dowd and Correa, Secretary to the TPZ/IWW: Mila Limson, Deputy Corporation Counsel: Patrick Alair**

MINUTES:

1. Approval of Minutes:
 - a. Minutes of Regular Meeting, Monday, June 2, 2008 (Motion/Seder; Second/Roach) (5-0)

NEW BUSINESS:

1943 Asylum Avenue – Bugbee Elementary School – Application (SUP #1119) of the Town of West Hartford (Joseph Mercieri, Capital Projects Manager) requesting Special Use Permit approval to allow expansion of the existing public school. The applicant is requesting approval to construct five (5) new classrooms on the west side of the school building. (Submitted for TPZ receipt on Monday, July 7, 2008. Suggest required public hearing be scheduled for Monday, August 4, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Doolittle; Second/Roach) to schedule this matter for public hearing on **Monday, August 4, 2008, at 7:15 p.m. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

16-22 Sedgwick Road and 194-200 Woodrow Street – Application (IWW #914) of Leonard Udolf (Udolf Properties, LLC, R.O.) 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 (Rockledge Brook). The applicant is proposing to install ten (10) additional parking spaces on the east side of the existing thirty-two (32) unit apartment complex. The additional parking spaces will allow for the provision of two (2) handicapped accessible parking spaces. The proposed activity is within the 150' regulated area but no direct impact to wetland soils is anticipated. (Submitted for IWWA receipt on Monday, July 7, 2008. Presented for 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 **majority vote (3-2)** (Motion/Seder;

Second/Doolittle) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, August 4, 2008 at 7:15 p.m. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

120 Westmont – NE Corner Westmont and Clark Drive – Application (IWW #915) of Thomas and Adine Regan, R.O. 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 a 40' x 60' sports court approximately 35' from a mapped wetland area. Inland Wetlands Permit #445 was granted December 6, 1993 for the construction of a single family home. (Submitted for IWWA receipt on Monday, July 7, 2008. Presented for 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/Roach; Second/Seder) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, August 4, 2008 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

1678 Asylum Avenue – Saint Joseph College – Application (IWW #916) of Saint Joseph College (Robin M. Pearson, Attorney) 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 install a ground mounted solar thermal system to heat the domestic and indoor pool water at the O'Connell Athletic Center. The system will be located on the northern side of the athletic center. Proposed activity is located in the 150' regulated area. (Submitted for IWWA receipt on Monday, July 7, 2008. Presented for 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/Roach; Second/Doolittle) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, August 4, 2008 at 7:15 p.m. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

1678 Asylum Avenue – Saint Joseph College – Application (SUP# 1121) of Saint Joseph College (Robin M. Pearson, Attorney) requesting Special Use Permit approval to allow for the installation of a ground mounted solar thermal system to heat the domestic and indoor pool water at the O'Connell Athletic Center. The system will include three (3) rows of solar heat collectors enclosed within a fenced area on the north side of the athletic center. (Submitted for TPZ receipt on Monday, July 7, 2008. Suggest required public hearing be scheduled for Monday, August 4, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Roach; Second/Doolittle) to schedule this matter for public hearing on **Monday, August 4, 2008, at 7:15 p.m. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

3115 Albany Avenue – Application (IWW#650-R1-08) of Deercliff Land Preservation Trust, Inc. (Arnold Chase, President) 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 construct a gated entry way at the driveway entrance from Deercliff Road to the single family home site. The gate and masonry walls are within the 150’ regulated area. Approximately 400 s.f. of regulated area is affected. There is no direct wetland impact. (Submitted for IWWA receipt on Monday, July 7, 2008. Presented for 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/Freeman; Second/Roach) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, August 4, 2008 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON MONDAY, JULY 7, 2008:

243 and 253 Steele Road – The Terrace at Mercyknoll – Application (IWW #907) of Mercyknoll, Inc. and Mercy Community Health, Inc. (Robin M. Pearson, Attorney) 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 on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on Monday, June 2, 2008. Required public hearing scheduled for Monday, July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5 - 0)** (Motion/Freeman; Second/Doolittle) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. **The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.**
2. **A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town’s Geographic Information System.**

243 and 253 Steele Road – The Terrace at Mercyknoll – Application (IWW #908) of Mercyknoll, Inc. and Mercy Community Health, Inc. (Robin M. Pearson, Attorney) 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 proposes to construct a single building community of ninety-five (95) age restricted independent living apartments predominantly on the site of the existing Mercyknoll building at 243 Steele Road. Regulated activities associated with the proposal include a new detention basin with wetland-type plantings, grading, construction of new drives, parking areas, landscaping and the new Mercyknoll building.

(Submitted for IWWA receipt on Monday, June 2, 2008. Determined to be significant and set for public hearing on Monday, July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5-0)** (Motion/Doolittle; Second/Seder) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit to be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

243 AND 253 STEELE ROAD – THE TERRACE AT MERCYKNOLL
INLAND WETLAND APPLICATION #908
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **243 and 253 Steele Road** in West Hartford, Connecticut pursuant to any Inland Wetland and Watercourse application **#908** should be approved as the Standards and Criteria for Decision as set forth in the Inland

Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application. To support this action, the applicant's certified soil scientist and environmental consultant with BSC Group, Katie A. Bednaz, has submitted a report dated 5/19/08.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition the Agency considered measures which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel of land is located **243 and 253 Steele Road.**

This permit is issued and made subject to the following conditions:

- 1) Plans of record are incorporated by reference in this permit as fully set forth herein.
- 2) The applicant shall file a performance bond or other acceptable surety in the amount of the estimated cost of the project and infrastructure improvements, private drainage facilities, environmental control and site work prior to the commencement of any site work and the issuance of building permits to ensure completion of the project as proposed to the IWWA in the official record documents, drawings and exhibits. The bond shall also guarantee corrections of any adverse effects such as siltation occurring downstream. This performance bond shall remain in force and effect until all required improvements are completed and installed.

- 3) Before filing the bond with the IWWA as provided above, the applicant shall submit to the Town Planner, for review of approval by the Town Engineer, a cost estimate for all required improvements to be covered by said bond, prepared by a professional civil engineer. The cost estimate shall be based on unit costs established by the Town Engineer. Together with the filing of said bond with the Agency, the applicant shall submit two (2) copies of the approved estimate as approved by the Town Engineer.
- 4.) Town Engineering Division shall receive copies of all material received by IWWA and DEP.
- 5.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements.
- 6.) This IWWA permit approval shall be stripped onto the final set plan.
- 7.) The applicant shall retain a professional engineer to oversee construction of all improvements and related facilities and certify they have been constructed in accordance with the approved plan.
- 8.) A wetland monitoring plan shall be developed to assure the successful establishment of the wetland in the proposed detention basin. A copy of this plan shall be submitted to the Town Planner.
- 9.) The conservation seed mix area adjacent to the created wetlands should not be mowed and should be maintained as such.

SPECIAL SITE DEVELOPMENT AND EROSION CONTROL CONDITIONS

An integral requirement of this approval is the early installation and construction of all drainage facilities, and all needed erosion and sedimentation control measures. Prior to the start of any construction, related to on-site improvements, site grading or unit construction, the applicant shall install the needed protective measures and shall continuously maintain such throughout the construction process. The requirement of Article VIII, at Section 177-60 through 177-67 of the Code of Ordinances related to Erosion and Sedimentation Control shall govern all site construction activity.

In addition to the above basic requirements, this permit is issued and made subject to the following conditions:

- 1) The applicant shall retain a professional engineer to inspect/oversee construction and the installation/maintenance of the sedimentation and control measures. Inspection shall occur weekly and after each rainstorm and during major storm events to determine all sedimentation and erosion control measures are adequately in place and effective. Biweekly inspection reports shall be provided to the Town Planner and Town Engineer.
- 2) Removal of topsoil will not be permitted until the required siltation/erosion control devices have been installed and inspected by the applicant's engineer. The applicant's engineer shall certify that all erosion and sedimentation controls have been installed according to the approved plan.

- 3) Disturbed areas that will remain idle for extended periods shall be mulched or temporarily seeded for erosion control. In addition, the site contractor shall keep an adequate supply of mulch on site at all times. The Director of Community Services or his designee may order the application of mulch to any area which may have erosion potential.
- 4) The top soil will be stockpiled only in an approved location and shall be contained by baled hay or screen filters which will be installed and maintained around the entire perimeter.
- 5) No unnecessary encroachments of construction equipment or vehicles shall be permitted in non-construction areas. Vehicular access to undisturbed areas of the site is restricted to the minimum necessary to complete erosion control and drainage systems.
- 6) Filters or hay bales shall be installed around all catch basins inlet grates.
- 7) During construction, outlets of the drainage system shall be protected by hay bale filtration screens or splash pools.
- 8) As soon as rock and earthwork has been completed and established and the major utility installation finished, the base course of asphalt shall be properly installed to prevent further erosion.
- 9) The accumulated sediment in stilling basins or sediment traps shall be removed on a regular basis.
- 10) In addition to the measures shown on the plans, additional erosion and sedimentation control measures shall be installed when determined necessary by the Director of Community Services, or his designee.
- 11) The placement and maintenance of hay bales, sediment screens and other erosion and sediment control measures must meet or exceed specifications set forth in 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, by the Connecticut Council on Soil and Water Conservation.
- 12) The permit shall expire if not exercised within two (2) years from the date of issuance; or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.
- 13) Town Engineering Division shall receive copies of all material received by IWWA.
- 14) The applicant shall retain a professional engineer to oversee the construction of all improvements and related facilities and certify they have been constructed in accordance with the approved plan.
- 15) The post construction maintenance plan addressing the on site drainage system provided on the final plan shall be adhered to.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

1176 North Main Street – Application (IWW #909) of J. Matthew Group, LLC (ZP Group, LLC, 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 on-site soil survey prepared by a professional

soil scientist. (Submitted for IWWA receipt on Monday, June 2, 2008. Required public hearing scheduled for Monday, July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5 - 0)** (Motion/Doolittle; Second/Roach) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. **The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.**
2. **A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.**

1176 North Main Street – Application (IWW #910) of J. Matthew Group, LLC (ZP Group, LLC, R.O.) 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 the construction of a new single family dwelling with associated site clearing, grading and circular driveway improvements. Proposed activities are proximate to an existing watercourse. Building footprint is approximately 1,540 square feet. The dwelling is proposed to be connected to sanity sewer and water to be provided by the Metropolitan District Commission. (Submitted for IWWA receipt on Monday, June 2, 2008. Determined to be significant and set for public hearing on Monday, July 7, 2008.)

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 / Freeman; Second / Roach) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

1176 NORTH MAIN STREET
INLAND WETLAND APPLICATION #910
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **1176 North Main Street** in West Hartford, Connecticut pursuant to any Inland Wetland and Watercourse application **#910** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

1. The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application. To support this action, the applicant's environmentalist, **John P. Ianni** has submitted a report dated **May 8, 2008**.

2. The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
3. The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
4. The short- term and long- term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
5. The long- term productivity of the wetlands or watercourses will not be damaged by approval of this application;
6. The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
7. The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
8. The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for the activity is proposed.

In addition the Agency considered measures which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel of land is located at **1176 North Main Street.**

This permit is issued and made subject to the following conditions:

1. Plans of record are incorporated by reference in this permit as fully set forth herein.
2. The applicant shall file a performance bond or other acceptable surety in the amount of the estimated cost of the project and infrastructure improvements, private drainage facilities, environmental control and site work prior to the commencement of any site work and the issuance of building permits to ensure completion of the project as proposed to the IWWA in the official record documents, drawings and exhibits. This performance bond shall remain in force and effect until all required improvements are completed and installed.
3. Before filing the bond with the IWWA as provided above, the applicant shall submit to the Town Planner, for review of approval by the Town Engineer, a cost estimate for all required improvements to be covered by said bond, prepared by a professional civil engineer. The cost estimate shall be based on unit costs established by the Town Engineer. Together with the filing of said bond with the Agency, the applicant shall submit two (2) copies of the approved estimate as approved by the Town Engineer.
4. Town Engineering Division shall receive copies of all material received by the IWWA.
5. The wetland permit is subject to full compliance with the Town erosion and sediment requirements.
6. This IWWA permit approval shall be stripped onto the final set plan.
7. The applicant shall retain a professional engineer to oversee construction of all improvements and related facilities and certify they have been constructed in accordance with the approved plan.
8. The use of woodchips is an acceptable reinforcement of the silt fence.
9. As part of this approval, the proposed rain garden located in the northwest corner of the parcel shall be noted as such in the deed.
10. The swale located on the northwest side shall be preserved and maintained.

11. Per the applicants testimony during the public hearing process, there shall be no clearing within 20 feet of the delineated watercourse and shall be noted as such by a restrictive covenant within the deed.
12. Best management practices should be used and in place to prevent the loss of the four trees noted on the plan as “to remain”.
13. The limits of clearing should be marked in the field prior to the commencement of any and all site work.
14. The applicant’s soil scientist shall oversee the construction of the proposed rain garden to ensure its installation according to the detail as noted on the plan.

SPECIAL SITE DEVELOPMENT AND EROSION CONTROL CONDITIONS

An integral requirement of this approval is the early installation and construction of all drainage facilities, and all needed erosion and sedimentation control measures. Prior to the start of any construction, related to on-site improvements, site grading or construction, the applicant shall install the needed protective measures and shall continuously maintain such throughout the construction process. The requirement of Article VIII, at Section 177-60 through 177-67 of the Code of Ordinances related to Erosion and Sedimentation Control shall govern all site construction activity.

In addition to the above basic requirements, this permit is issued and made subject to the following conditions:

1. The applicant shall retain a professional engineer to inspect/oversee construction and the installation/maintenance of the sedimentation and control measures. Inspection shall occur weekly and after each rainstorm and during major storm events to determine all sedimentation and erosion control measures are adequately in place and effective. Biweekly inspection reports shall be provided to the Town Planner and Town Engineer.
2. Removal of topsoil will not be permitted until the required siltation/erosion control devices have been installed and inspected by the applicant’s engineer. The applicant’s engineer shall certify that all erosion and sedimentation controls have been installed according to the approved plan.
3. Disturbed areas that will remain idle for extended periods shall be mulched or temporarily seeded for erosion control. In addition, the site contractor shall keep an adequate supply of mulch on site at all times. The Director of Community Services or his designee may order the application of mulch to any area which may have erosion potential.
4. The top soil will be stockpiled only in an approved location and shall be contained by baled hay or screen filters which will be installed and maintained around the entire perimeter.
5. No unnecessary encroachments of construction equipment or vehicles shall be permitted in non-construction areas. Vehicular access to undisturbed

areas of the site is restricted to the minimum necessary to complete erosion control and drainage systems.

6. Filters or hay bales shall be installed around all catch basins inlet grates.
7. During construction, outlets of the drainage system shall be protected by hay bale filtration screens or splash pools.
8. As soon as rock and earthwork has been completed and established and the major utility installation finished, the base course of asphalt shall be properly installed to prevent further erosion.
9. The accumulated sediment in stilling basins or sediment traps shall be removed on a regular basis.
10. In addition to the measures shown on the plans, additional erosion and sedimentation control measures shall be installed when determined necessary by the Director of Community Services, or his designee.
11. The placement and maintenance of hay bales, sediment screens and other erosion and sediment control measures must meet or exceed specifications set forth in 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, by the Connecticut Council on Soil and Water Conservation.
12. The permit shall expire if not exercised within (2) years from the date of issuance; or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.
13. Town Engineering Division shall receive copies of all material received by IWWA.
14. The applicant shall retain a professional engineer to oversee the construction of all improvements and related facilities and certify they have been constructed in accordance with the approved plan.
15. The post construction maintenance plan addressing the on site drainage system provided on the final plan shall be adhered to.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

40 Still Road - Application (IWW #911) of Tom Falik Properties, LLC (Daniel E. Kleinman, Attorney) 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 (Tumbledown Brook Tributary). The applicant is proposing a seven (7) lot subdivision on an 8.31 acre parcel of land. Construction activities within the regulated area include site clearing, grading, excavation, driveway construction, installation of underground utilities and a five (5) space gravel parking area. Approximately six (6) acres of open space/conservation easement areas are proposed as part of the application. (Submitted for IWWA receipt on Monday, June 2, 2008. Determined to be significant and set for public hearing on Monday, July 7, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5 – 0)** (Motion/Roach;

Second/Seder) to continue the public hearing to **Monday, August 4, 2008 at 7:15 P.M.** in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

40 Still Road - Application (SUB #283) of Tom Falik Properties, LLC (Daniel E. Kleinman, Attorney) requesting approval of a seven (7) lot residential subdivision. The existing zone of the 8.31 acre parcel is R-13 requiring a minimum lot size of 12,750 s.f. The proposed lots range in size from approximately 17,430 s.f. to 20, 700 s.f. Approximately six (6) acres of wetlands and upland habitats are proposed to be dedicated as open space/conservation easement areas. (Submitted for TPZ receipt on Monday, June 2, 2008. Required public hearing scheduled for Monday, July 7, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5 – 0)** (Motion/Roach; Second/Seder) to continue the public hearing to **Monday, August 4, 2008 at 7:15 P.M.** in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

1420 Farmington Avenue – Metropolitan District Water Treatment Facility – Application (IWW #912) of the Metropolitan District (John J. Proulx, Professional Engineer) 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 on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on Monday, June 2, 2008. Required public hearing scheduled for Monday, July 7, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4 – 0)** (Motion/Roach; Second/Freeman) (Seder recused himself) to continue the public hearing at the applicant’s request to **Monday, August 4, 2008 at 7:15 P.M.** in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

1420 Farmington Avenue – Metropolitan District Water Treatment Facility – Application (IWW #913) of the Metropolitan District (John J. Proulx, Professional Engineer) 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 proposed regulated activities are associated with the installation of a 500,000 gallon water storage tank at the existing Canal Road storage tank site. As part of the tank installation, activities generally consist of clearing, grading, excavation and concrete wall and dome forming within the 150’ regulated area. No developed wetland impacts are proposed. A restoration and landscape plan to provide a natural buffer for nearby homes is proposed. (Submitted for IWWA receipt on Monday, June 2, 2008. Determined to be significant and set for public hearing on Monday, July 7, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4 – 0)** (Motion/Roach; Second/Freeman) (Seder recused himself) to continue the public hearing at the applicant’s request to **Monday, August 4, 2008 at 7:15 P.M.** in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

1420 Farmington Avenue – Metropolitan District Water Treatment Facility – Application (SUP #1117) of the Metropolitan District (John J. Proulx, Professional Engineer) requesting Special Use Permit approval to authorize the installation of a 500,000 gallon wire-bound stressed

concrete water storage tank at the existing Canal Road storage tank site. The proposed site is located adjacent to the existing storage tank built in 1961. The application states the construction of the new storage tank will provide for redundancy with respect to storage and pressure, additional system capacity and operational flexibility. The applicant also proposes security improvements be installed, a chain link fence, electrical and instrumentation system upgrades and water piping improvements. (Submitted for TPZ receipt on Monday, June 2, 2008. Required public hearing scheduled for Monday, July 7, 2008.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4 – 0)** (Motion/Roach; Second/Freeman) (Seder recused himself) to continue the public hearing at the applicant’s request to **Monday, August 4, 2008 at 7:15 P.M.** in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

TOWN COUNCIL REFERRAL AND REQUEST FOR REPORT:

243 and 253 Steele Road and 2021 Albany Avenue– The Terrace at Mercyknoll – Petition (SDD #33-R1-08) on behalf of Mercyknoll, Inc. owner of 243 Steele Road and Mercy Community Health, Inc. (Robin M. Pearson, Attorney) seeking approval to rezone 243 Steele Road and a small area of 253 Steele Road from R-10 to RM-MS and to amend and expand the existing Special Development District for the McAuley Center. The expanded Special Development District will allow for the development and reconstruction of a major portion of Mercyknoll for the development of a single building community for ninety-five (95) age restricted living apartments. The new building will be connected to the existing chapel. Due to the difference in grade, three (3) stories will be visible from Steele Road, while four (4) stories will be visible from the rear. A total of 166 parking spaces are proposed to include ninety-eight (98) below grade garage spaces and sixty eight (68) surface spaces. Additional site improvements include drainage and landscaping. (Town Council receipt on May 27, 2008. Town Council public hearing scheduled for July 1, 2008. TPZ receipt on June 2, 2008. TPZ tabled recommendation and decision to July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Roach; Second/Seder) to **RECOMMEND APPROVAL** of the subject application. During its discussion and deliberation on this matter, the Commission made the following findings:

1. The creation of the conservation seed mix area is a positive element to the overall plan.
2. The Plan and Zoning Commission understands the master plan is merely conceptual, but wishes to recommend consideration be given to future development to not include parking or structures within the conservation seed mix area.
3. The applicant’s incorporation of sustainable design concepts to achieve Leadership in Energy and Environmental Design (LEED) standards was supported by the Plan and Zoning Commission.

Bishops Corner – Resolution to support traffic calming and pedestrian safety at Bishops Corner through Right Only egress turn ordinance. (Town Council receipt on June 10, 2008. TPZ receipt on July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **majority vote (3-2)** (Motion/Seder; Second/Doolittle) (Freeman and Roach voted no) to **RECOMMEND APPROVAL** of the subject resolution.

Dexter Street/Brixton Street – Resolution (Francis) authorizing the Town Manager to execute a lease for use of certain property adjacent to the Department of Public Works - Brixton Street Facility. (Town Council receipt on June 10, 2008. TPZ receipt on July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Roach; Second/Freeman) to **RECOMMEND APPROVAL** of the subject resolution.

68 South Main Street – Resolution (Francis) authorizing the Town Manager to accept and execute an easement in favor of the Town of West Hartford from Sixty Eight South Main Street, LLC in order to make modifications to South Main Street at Burr Street. (Town Council receipt on June 10, 2008. TPZ receipt on July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Doolittle; Second/Seder) to **RECOMMEND APPROVAL** of the subject resolution.

58 Chapman Road and 55 Belcrest Road – Resolution (Francis) declaring 58 Chapman Road and 55 Belcrest Road to be surplus and authorizing the sale thereof. (Town Council receipt on July 1, 2008. TPZ receipt on July 7, 2008.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **majority vote (3-2)** (Motion/Doolittle; Second/Seder) (Freeman and Roach recommended to approve the resolution) to **RECOMMEND DENIAL** of the subject resolution.

1. The majority of Commissioner’s felt the open space is too valuable an asset for the Town to lose.

Motion was made by Commissioner Roach to adjourn; second by Commissioner Doolittle. Vote: (5-0) unanimously approved.
Meeting adjourned at approximately 1:45 a.m.

Respectfully submitted,
Christine Dorman, Recording Clerk