

PUBLIC NOTICE

The West Hartford Town Plan and Zoning Commission also acting as the Inland Wetlands and Watercourses Agency, at a Regular Meeting on Wednesday, September 3, 2008 took the following actions:

INLAND WETLAND MAP AMENDMENT SCHEDULED FOR PUBLIC HEARING ON MONDAY, OCTOBER 6, 2008:

83 Mountain Terrace Road – Application (IWW #921) of James L. Silva, P.E, (Linda Anne Bailit, 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 Wednesday, September 3, 2008. Required public hearing scheduled for Monday, October 6, 2008.)

INLAND WETLAND PERMIT APPLICATION FOUND TO BE SIGNIFICANT AND SET FOR PUBLIC HEARING ON MONDAY, OCTOBER 6, 2008:

83 Mountain Terrace Road – Application (IWW #922) of James L. Silva, P.E, (Linda Anne Bailit, 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 (North Branch of Water Supply Brook). The purpose of the project is to provide protection to an existing 42” MDC water main that crosses under the brook. The applicant proposes to replace the existing retaining wall along the northern bank of the brook with an approximately 120 foot long gabion wall, reset the existing footbridge and stabilize the brook. Brook stabilization includes excavating the brook bed to allow for the placement of gabions and rip rap. (Submitted for IWWA receipt on Wednesday, September 3, 2008. Presented for determination of significance. Determined to be significant and set for public hearing on Monday, October 6, 2008.)

INLAND WETLAND PERMIT APPLICATIONS APPROVED WITH CONDITIONS:

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. Determined to be significant and set for public hearing on Monday, August 4, 2008. At the request of the applicant, public hearing rescheduled to Wednesday, September 3, 2008. Inland Wetland Permit granted with conditions on Wednesday, September 3, 2008.)

34 Highridge Road and 32 Mountain Brook Road – Application (IWW#917) of Geraldine Stich Revocable Trust, Peter Stich Trustee 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 (Mountain Farms Brook). The applicant is proposing to construct a new single family dwelling on the property known as 32 Mountain Brook Road with associated grading, drainage improvements and new septic system. A subsurface stormwater drainage system extending from the new home site (32

Mountain Brook Road) to the length of the westerly property line of the existing home site known as 34 Highridge Road. The drainage system will outlet into Mountain Farms Brook. Site work is within the 150' regulated area. (Submitted for IWWA receipt on Monday, August 4, 2008. Determined to be significant and set for public hearing on Wednesday, September 3, 2008. Inland Wetland Permit granted with conditions on Wednesday, September 3, 2008.)

INLAND WETLAND PERMIT APPLICATION DENIED:

539 Park Road and Overbrook Road – Application (IWW #920) of Brett Wilson (Connecticut Light and Power Company, 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 two single family homes on two existing lots of record. The lot on the corner of Park and Overbrook Road known as 539 Park Road is 18,744 square feet and the lot with frontage on Overbrook Road is 11,582 square feet. Regulated activities include the construction of the two dwelling units, associated site grading and landscaping. All activities are within the 150' regulated area. There are no mapped wetland soils on site. (Submitted for IWWA receipt on Monday, August 4, 2008. Determined to be significant and set for public hearing on Wednesday, September 3, 2008. Inland Wetland Permit denied on Wednesday, September 3, 2008.)

SPECIAL USE PERMIT APPLICATIONS APPROVED WITH CONDITIONS:

24 Newington Road and 19 Cambridge Street – Elmwood Community Church – Application (SUP #1124) of Elmwood Community Church (Mark Janas, Contact Person) for Special Use Permit approval to construct a driveway connecting the existing church parking area to Cambridge Street. The driveway connection will provide a one way egress from the Elmwood Community Church (24 Newington Road) to Cambridge Street. (Submitted for TPZ receipt on Monday, August 4, 2008. Required public hearing scheduled for Wednesday, September 3, 2008. Special Use Permit granted with conditions on Wednesday, September 3, 2008.)

139 North Main Street – American School for the Deaf – Application (SUP #1125) of the American School for the Deaf (Edward F. Pelletier, Executive Director) for Special Use Permit approval to complete renovations to the existing Gallaudet Hall building. The building houses academic programs, classrooms, administrative offices, cafeteria, student lounge and the main school library. The renovation project includes the removal of two non-original additions, located on the west side (rear) of the building, totaling 9,600 square feet. Landscaping and outdoor activity areas are also proposed. The renovation will allow for an upgraded code compliant, state-of-the-art educational environment. (Submitted for TPZ receipt on Monday, August 4, 2008. Required public hearing scheduled for Wednesday, September 3, 2008. Special Use Permit granted with conditions on Wednesday, September 3, 2008.)

SPECIAL USE PERMIT APPLICATIONS SCHEDULED FOR PUBLIC HEARING AND DECISION ON MONDAY, OCTOBER 6, 2008:

71 Isham Road – The Cheesecake Factory Restaurant – Application (SUP #1081-R1-08) of the Cheesecake Factory Restaurants Inc. (Blue Back Square, LLC, R.O.) requesting TPZ review of the conditions of SUP #1081 approved on May 7, 2007 authorizing an outdoor seating area with seventy-two (72) seats. The TPZ required the applicant to return to the Commission by October 7, 2008 in order to review any operational procedures. The TPZ may consider supplemental conditions of approval if operational concerns are identified. (Submitted for TPZ receipt on Wednesday, September 3, 2008. Required public hearing scheduled for Monday, October 6, 2008.)

800 Flatbush Avenue – Sterling Field – Application (SUP #1126) of the West Hartford Youth Football League (James Capodiece, Director of Leisure Services, Town of West Hartford, R.O.) seeking a temporary Special Use Permit for the use of portable lighting to allow for the playing of two (2) evening youth football games at Sterling Field in October 2008 and two (2) evening games on a weekend, to be determined, in September or October 2009. The applicant's proposal includes up to twelve (12) portable lights with a maximum height of thirty (30') feet to be powered by diesel fuel. On September 5, 2007 (SUP #1091) the TPZ approved a temporary Special Use Permit authorizing the playing of four (4) evening games at Sterling Field. (Submitted for TPZ receipt on Wednesday, September 3, 2008. Required public hearing scheduled for Monday, October 6, 2008.)

630 Oakwood Avenue – Application (SUP #1127) of 630 Oakwood Avenue Corporation (Daniel E. Kleinman, Attorney) requesting Special Use Permit approval for a vehicle intensive business, FirstGroup America, Inc. dba First Student, which has a contract with the Town of West Hartford Board of Education to provide bus service to the West Hartford School System. The applicant proposes to park one hundred (100) buses on site and locate a stationary mobile office. No fuel tanks are proposed and no mechanical services will be performed on-site. (Submitted for TPZ receipt on Wednesday, September 3, 2008. Required public hearing scheduled for Monday, October 6, 2008.)

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 September 24, 2008.

Jeffrey Daniels, Chairman TPZ/IWWA
Mila Limson, Town Planner/TPZ - IWW Administrative Officer

Publish (1) one time on Tuesday, September 9, 2008.

Shared/TPZ/PublicNotice/2008/Sept.PN_08