

June 6, 2016
11



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

Lot Split Special Use Permit Site Plan

Lot Line Revisions Subdivision Building Line

1251-RI-16

File # _____ Application Fee \$350 w/PH FEE Surcharge Fee \$60 Date Received 4.15.16

Street Address 526 New Park Ave.

Lot or Parcel # _____ Acreage/Lot Area .27 ac Zone IG

Applicant's Interest in Property OWNER 2 YR LOOK BACK

Brief Description of Proposed Activity: 16 SEATS - OUTDOOR DINING

NO CHANGE TO APPROVED PLAN - SUP # 1251

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Record Owner's Name Manola Sidara

Applicant's Name Manola Sidara

Street 526 New Park Ave

Street 526 New Park Ave.

City State Zip West Hartford CT 06110

City State Zip W. Hartford CT 06110

Telephone # W. (860) 236-3287

Cell. (860) 965-8912

Contact Person:

Name Manola Sidara

Applicant's Signature [Signature]

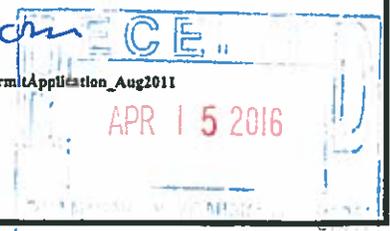
Street 67 Meriline Ave.

Signature of Owner/Authorized Agent [Signature]

City State Zip W. Htdl CT 06110

Telephone # (860) 965-8912

E-Mail nettan@yahoo.com



UrFoRm, LLC
ARCHITECTURE AND PLANNING
25 WESTBOROUGH DRIVE
WEST HARTFORD, CONNECTICUT 06107

TELEPHONE (860) 561-4428
CELL (860) 922-8999

BRET RICHARD BOWIN, AIA
Office: (860) 561-4428
Email: bret@ur-form.com

February 14, 2014

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut 06107

RE: Application for a Special Use Permit for Outdoor Dining at the East West Grille restaurant at 526 New Park Avenue, West Hartford, Connecticut.

Dear Honorable Members of the Town Plan & Zoning Commission:

Outdoor Dining Area:

For twelve years prior to the Town's adoption of the ordinance requiring a special use permit for outdoor dining at restaurant establishments with liquor permit, the East West Grill utilized a patio set up almost identical to the proposal before you. This outdoor dining area includes a layout of four-top bistro style tables with up to 16 seats, enclosed by a white vinyl fence and highlighted by a prodigious arrangement of flowering plants, vegetables, and herbs. The enclosure is 18' by 27' and is adjacent to New Park Avenue. The plantings go a long way towards creating a pleasant environment along such a busy road. Two new concrete filled steel pipe bollards are included in the design. This proposal is designed to be in full compliance with the State of Connecticut Building, Fire and Health Codes. The proposed improvements are set forth on the plans prepared by UrFoRm, LLC, provided as part of this application.

Town of West Hartford Zoning Code Section 177-37-2, Compliance with requirements:

A. Space definition/location

- (1) The outdoor dining area shall be enclosed/defined by a vinyl fence. Each fence section shall be 3'-0" high and 9' long. The fence sections are securely anchored to the bituminous surface, and are stored in the basement during the off season
- (2) An umbrella is proposed for each table.

URFORM, LLC

Members of the Town Plan & Zoning Commission

February 14, 2014

(3) No fire hydrants or hose couplings shall be obstructed.

(4) The enclosure barrier height and access openings have been designed to comply with the State of Connecticut law for service of alcoholic beverages in outdoor areas.\

(5) The proposed outdoor dining area is parallel to New Park Avenue

B. Operations

(1) The entire proposed outdoor dining area is designed to be wheelchair accessible. However, it should be noted that the building itself is existing non-conforming with regards to accessibility, and providing such is unfeasible.

(2) The existing East West Grille front entry shall serve as the access to the outdoor dining areas and is already equipped with door closure mechanism.

(3) Letter from the Bloomfield-West Harford Health District shall be provided

(4) No heating devices are proposed with this application.

(5) No public address system is proposed with this application. (2) remote, wireless speakers with independent volume controls for background level ambient music are included on the plans. The decibel levels will be maintained at or below 55 decibels in the day and 45 decibels at night.

(6) The proposed outdoor dining areas are for dining only, alcoholic beverages will be adjunct to food service.

(7) East West Grille will comply with the prohibition of outdoor dining activities between the hours of 12:00 AM and 7:00 AM.

(8) East West Grille will comply with the prohibition of animals, except for service animals, within the outdoor dining areas.

(9) Lighting level shall be limited to that level which is necessary to illuminate the outdoor dining areas for patrons and staff. Tabletop votive style L.E.D.s will provide the illumination.

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February 14, 2014

C. Maintenance.

- (1) East West Grille understands that: during the season when the outdoor dining area is in operation, it shall be kept clear of litter, food scrapes, soiled dishes and utensils at all times. The entire sidewalk surface in and around the outdoor dining area shall be swept as necessary, but not less frequently than daily, and cleaned to remove greases, oils and stains by steam cleaning or a similar process on a monthly basis. Spilled materials shall be cleaned promptly. Sweeping debris or spilled materials into gutters of public streets is prohibited.
- (2) East West Grille understands that trash receptacles shall be emptied whenever full and shall be emptied at the end of each business day.
- (3) The proposed umbrellas shall have a drip edge located a minimum of seven feet above the ground, and shall not have writing on them.
- (4) East West Grille understands that the tables and chairs shall be of commercial grade and be sufficiently weighted to avoid displacement by wind.
- (5) The entirety of the proposed outdoor dining enclosure barriers, tables and chairs shall be stored in the basement below the East West Grille.

Very truly yours,



Bret Bowin, AIA

UrFoRm, LLC

Architect for East West Grille

Brittany Bermingham

From: Tracey Gove
Sent: Friday, May 06, 2016 10:43 AM
To: Catherine Dorau; Brian Pudlik; Steve Huleatt
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham
Subject: RE: Special Use Permits - TPZ Referrals

Catherine:

We have run these locations/addresses through our calls for service and I see no activity which would cause us any concern. I hope that is helpful.

Best,

Chief Tracey G. Gove

From: Catherine Dorau
Sent: Thursday, May 5, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: Special Use Permits - TPZ Referrals

Ladies and Gentlemen:

The Town Plan and Zoning Commission at their 5.2.16 meeting requested the three applications below be referred to the Police Department, Zoning, and WHBHD for any comments/reports you may have regarding these permitted uses.

The current applications are a one-time look back on the original Special Use Permit permitting these uses. The TPZ will determine whether or not further conditions should be imposed upon its approval. Any comments or concerns you have would be appreciated by **May 19th**.

75 Isham Road (World of Beer)- Application (SUP #1254-R1-16) of SOF-IX Blueback Square Holdings, LP and applicant West Hartford WOB, LLC, requesting TPZ review of compliance with the conditions of SUP #1254 approved June 2, 2014 to authorize a 12-seat outdoor dining area. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

993 North Main Street (Veterinary Specialists of CT, P.C.)- Application (SUP #1085-R3-16) of JHK, LLC and applicant Veterinary Specialists of CT, P.C. (Peter J. Royer, Attorney) requesting TPZ review of compliance with the conditions of SUP #1085-R2-14 approved on May 5, 2014 to allow emergency veterinary services daily between the hours of 8pm and 7am. There have been no changes to the layout of the site. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

526 New Park Avenue (East-West Grille)- Application (SUP #1251-R1-16) of Manola Sidara, owner and applicant of East-West Grille, requesting TPZ review of compliance with the conditions of SUP #1251 approved on May 5, 2014 to establish an outdoor dining area with a seating capacity of sixteen (16) seats. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

If you have any questions please don't hesitate to contact me.

Thank you,

Catherine Dorau

Associate Planner

Town of West Hartford

Department of Community Services: Planning and Zoning Division

50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

C. M. Sidara
T. Dumais
B. Bermingham

Catherine Dorau

Subject: FW: Special Use Permits - TPZ Referrals

From: Elizabeth Lanteigne
Sent: Monday, May 09, 2016 10:01 AM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: FW: Special Use Permits - TPZ Referrals

Hi Catherine,
We do not have any concerns or issues with East West Grill, 526 New Park Avenue.
Thanks,

*Elizabeth Lanteigne
Environmental Sanitarian 2
West Hartford-Bloomfield Health District*

From: Catherine Dorau
Sent: Thursday, May 05, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
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Thank you,

Catherine Dorau
Associate Planner

Catherine Dorau

C. Gregory Riech
M. Sidara
Peter Royer

From: Brian Pudlik
Sent: Thursday, May 05, 2016 2:55 PM
To: Catherine Dorau
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham; Steve Huleatt
Subject: RE: Special Use Permits - TPZ Referrals

Cathy,

Per your request, I have reviewed the below locations for zoning issues and found that 993 North Main Street (Veterinary Specialists) and 526 New Park Avenue (East West Grill) did not have any issues or complaints filed.

75 Isham Road (World of Beer) initially had their outdoor dining area set up incorrectly with too many seats and an incorrect table orientation. Upon notifying World of Beer management however, those issues were resolved the same day. A complaint was also received regarding the use speakers within the restaurant that are pointed such that they project music onto the outdoor dining patio. The complainant indicated that the speakers were still turned on after 10 pm and therefore were disruptive to those in the residences within close proximity to the restaurant. Management was also made aware of this issue and no additional complaints have been received since. On this basis, one can assume that this issue has also been resolved.

Please let me know if any additional information is necessary.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Please note the updated email address: Brian.Pudlik@WestHartfordCT.gov

From: Catherine Dorau
Sent: Thursday, May 05, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
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Thank you,

Catherine Dorau

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New Email: cdorau@westhartfordct.gov