

TOWN PLAN AND ZONING  
COMMISSION

ITEM NO. 20  
FILE NO. 780

CERTIFIED MAIL

January 7, 2015

Gregory Piecuch, Esq.  
Kroll McNamara Evans & Delehanty LLP  
65 Memorial Road, Suite #300  
West Hartford, CT 06107

**SUBJECT: 77 Orchard Road - SUB # 296**

Dear Attorney Piecuch:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

77 Orchard Road - Application (SUB # 296) of Elizabeth and Michael Reilly, R.O.s (Gregory Piecuch, Esq.) requesting approval of a subdivision of an approximately 4.45 acre parcel. The proposed lots consist of a 2.45 acre lot with an existing single family home and a new lot of 2.00 acres. The property is located in an R-40 single family zone requiring a minimum lot area of 40,000 sf. (Submitted for TPZ receipt on January 5, 2015. Suggest required public hearing be scheduled for February 2, 2015.)

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/Seder; Second/Maresca) (Donelson seated for Prestage) to schedule this matter for public hearing on **Monday, February 2, 2014 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public.

Additionally, you are hereby advised that you are required to post a sign on the subject premises giving notice of the public hearing. Signs must be posted in a visible location from the street and must be installed at least seven (7) days before the date of the public hearing. Signs and an affidavit are available at the Town Planner's Office. A \$20 fee will be charged to cover costs.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Very truly yours,



Kevin Ahern  
Chairman TPZ/IWWA



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
(860) 561-7555 FAX: (860) 561-7400  
[www.westhartford.org](http://www.westhartford.org)

An Equal Opportunity/Affirmative Action Employer

**C: Ronald Van Winkle, Town Manager  
Mark McGovern, Director of Community Services  
Joseph O'Brien, Corporation Counsel  
Todd Dumais, Town Planner  
Essie Labrot, Town Clerk  
Duane Martin, Town Engineer  
Subject File**

Sd\tpz\decisionletter\2015\OrchardES77\_SUB#296\_Jan15

TOWN PLAN AND ZONING  
COMMISSION

**CERTIFIED MAIL**

January 6, 2015

Mark Lovley  
710 Main Street, Suite 11  
Plantsville, CT 06479

**SUBJECT: 226 North Main Street - SUP #1269**

Dear Mr. Lovley:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

226 North Main Street - Application (SUP #1269) of Lovely Development, Inc. (Dennis Lovely, R.O.) seeking a Special Use Permit to allow for the creation of one (1) rear lot. The rear lot proposed is approximately 21,400 sf. The R-10 zone requires rear lots to contain a minimum lot area of 15,750 sf. (Submitted for TPZ receipt on December 1, 2014. Required public hearing scheduled for January 5, 2015.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Freeman; Second/Maresca) (Donelson seated for Prestage) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
(860) 561-7555 FAX: (860) 561-7400 1  
[www.westhartford.org](http://www.westhartford.org)

*An Equal Opportunity/Affirmative Action Employer*

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three dollar (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is January 23, 2015.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Very truly yours,



Kevin Ahern  
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager  
Mark McGovern, Director of Community Services  
Joseph O'Brien, Corporation Counsel  
Todd Dumais, Town Planner  
Essie Labrot, Town Clerk  
Duane Martin, Town Engineer  
Tim Mikloiche, Supervisor of Inspections  
Subject TPZ File

File:U/SharedDoc/TPZ/2015/NorthMainSq226\_SUP#1269\_Jan15