

DEPARTMENT OF
COMMUNITY SERVICES

July 13, 2015

ITEM NO. 22
FILE NO. 86

Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: Talcott Road (1 Charter Oak Boulevard) – SDD #144

Dear Councilors:

At its regular meeting of Wednesday, July 8, 2015, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

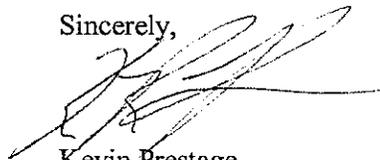
Talcott Road (1 Charter Oak Boulevard) – Application (SDD #144) on behalf of the Metropolitan District Commission (MDC), the contract purchaser under agreement with Triumph Engine Control Systems, LLC of an approximately 67,977 sq. ft. parcel fronting on Talcott Road (1 Charter Oak Boulevard) requesting designation of a new special development district, a change to the current underlying zoning district from Multifamily Residential District (RM-3) to a Restricted Industrial District (IR), and the approval to construct a Tunnel Access Shaft and Air Treatment Facility in conjunction with the South Hartford Conveyance and Storage Tunnel Project. (Town Council receipt on May 26, 2015. Town Council public hearing scheduled for July 21, 2015. TPZ receipt on July 8, 2015.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/O'Donnell; Second/Ahern)(O'Donnell seated for Maresca) to **RECOMMEND APPROVAL** of the subject application.

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The Commission encourages the Applicant to continue to work with the Design Review Advisory Committee on improving the architecture of the enclosure structure.
2. The Commission finds the proposed rezoning and Special Development District designation to be consistent with the Plan of Conservation and Development.

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

Cc: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel

Andrew Perham, MDC
Essie Labrot, Town Clerk
Subject File

U: sd/TPZ/decisionletter/201/TC_TalcottRd_SDD#144_July15



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