

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

July 9, 2015

Rabbi Howard Sowalsky
Beth El Temple of West Hartford
2626 Albany Avenue
West Hartford, CT 06117

SUBJECT: 2626 Albany Avenue –SUP #1275

Dear Rabbi Sowalsky:

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

2626 Albany Avenue– Application (SUP #1275) of the Joy of Food, LLC (Paul Bettan, Applicant) requesting approval of Special Use Permit to operate an accessory, full service, kosher catering business at the Beth El Temple. (Submitted for TPZ receipt on June 1, 2015. Required public hearing scheduled for July 8, 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 (4-0)** (Motion/O'Donnell; Second/Freeman)(O'Donnell seated for Maresca) 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.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by July of 2017 for further review and evaluation. The



TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) 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 June 19, 2015.

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

Sincerely,

 cc

Kevin Prestage
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

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

July 10, 2015

John Paindiris
91 Park Road
West Hartford, CT 06119

Subject: 91 Park Road (Effie's Place Restaurant) – SUP # 1204-R1-15

Dear Mr. Paindiris,

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

91 Park Road (Effie's Place Restaurant) – Application (SUP # 1204-R1-15) of Effie's Place Restaurant (John Paindiris, Owner) seeking a revision to the Special Use Permit to allow for acoustical music in the outdoor dining area. The Special Use Permit authorizing the thirty-two (32) seat outdoor dining area was approved on February 6, 2012. (Submitted for TPZ receipt on July 8, 2015 and set directly to public hearing on July 8, 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 (4-0)** (Motion/Ahern; Second/Freeman)(O'Donnell seated for Maresca) 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 and 177.37.2 of the West Hartford Code of Ordinances.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by January 2016 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. Plans on file shall guide the appearance and operation of the outdoor dining area.
4. The applicant shall comply with the operational statement submitted as part of the application. The operational statement shall be stripped onto the final plan.
5. This letter of approval shall be stripped onto the final plan.



TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) 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 July 29, 2015.

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

Sincerely,

A handwritten signature in cursive script that reads "Kevin Prestage". To the right of the signature is a small, stylized flourish or mark.

Kevin Prestage
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 Mickloiche, Supervisor of Inspections
Subject TPZ File

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TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

July 9, 2015

Kenneth Balwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103

SUBJECT: 1855 Albany Avenue – SUP #1277

Dear Attorney Baldwin:

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

1855 Albany Avenue – Application (SUP #1277) of Celco Partnership dba Verizon Wireless (Kenneth Baldwin, Esq.) seeking a Special Use Permit to authorize the installation of six (6) antennas inside a new Calvary Church steeple and construct a 12'x30' equipment shelter near the southeast corner of the Church building. (Submitted for TPZ receipt on July 8, 2015. Suggest required public hearing be scheduled for August 3, 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 (4 - 0)** (Motion/Ahern; Second/Freeman/) (O'Donnell seated for Maresca) to schedule this matter for public hearing on **Monday, August 3, 2015 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. If you decide to postpone your public hearing you may incur an additional postponement fee.

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.

Sincerely,


Kevin Prestage
Chairman TPZ/IWWA

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

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**TOWN PLAN AND ZONING
COMMISSION**

Marc Blanchard
Director of Leisure Services
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 567 Fern Street - SUP #1278

Dear Mr. Blanchard:

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

567 Fern Street - Application (SUP #1278) of West Hartford Youth Baseball (Marc Blanchard, Contact, Town of West Hartford Leisure Services) seeking a Special Use Permit to authorize the installation of a 9' x 7.5' scoreboard at the Fernridge Park baseball field. (Submitted for TPZ receipt on July 8, 2015. Suggest required public hearing be scheduled for August 3, 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 (4-0)** (Motion/O'Donnell; Second/Ahern) (O'Donnell seated for Maresca) to schedule this matter for public hearing on **Monday, August 3, 2015 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.

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

Sincerely,


Kevin Prestage
Chairman TPZ/IWWA

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

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**TOWN PLAN AND ZONING
COMMISSION**

Marc Blanchard
Director of Leisure Services
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 847 South Quaker Lane - SUP #1279

Dear Mr. Blanchard:

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

847 South Quaker Lane - Application (SUP #1279) of West Hartford Youth Baseball (Marc Blanchard, Contact, Town of West Hartford Leisure Services) seeking a Special Use Permit to authorize the installation of a 9'x 7.5' scoreboard at the Beachland Park baseball field. (Submitted for TPZ receipt on July 8, 2015. Suggest required public hearing be scheduled for August 3, 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 (4-0)** (Motion/O'Donnell; Second/Freeman) (O'Donnell seated for Maresca) to schedule this matter for public hearing on **Monday, August 3, 2015 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.

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

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

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

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