

Issued: November 2, 2016

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, NOVEMBER 7, 2016  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**FINAL AGENDA**

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Wednesday, October 5, 2016.

**COMMUNICATIONS:**

2. **2022 Albany Avenue and 315 North Steele Road- Request to Establish a Building Line**- Request on behalf of Investment Developers, LLC to establish a 30-foot building and veranda line for the two (2) existing lots located at 2022 Albany Avenue and 315 North Steele Road for the frontage along the west side of North Steele Road. This request is being made pursuant to condition of approval #2 of Lot Split application #100 approved on March 20, 2015.
3. **1344 New Britain Avenue Subdivision #297 Filing Extension Request**- Pursuant to Subdivision Regulations Chapter A184-34, letter from Brandon Handfield, P.E., on behalf of NB Asset Management, LLC, requesting a 90-day extension for the approved subdivision #297. The subdivision was approved by the Town Planning and Zoning Commission on August 1, 2016.
4. **2017 TPZ Meeting and Filing Dates – Annual Calendar**

**NEW BUSINESS:**

5. **7 South Main Street-** Application (SUP #1271-R1-16) of SB Andrews Company, LLC and applicant Smbat Sarkisyan (Sam's Gyro) requesting TPZ review of compliance with the conditions of SUP #1271 approved May 4, 2015 to authorize a 16-seat outdoor dining area. (Submitted for TPZ receipt on November 7, 2016. Suggest required public hearing be scheduled for December 5, 2016.)

**OLD BUSINESS:**

6. None

**TOWN COUNCIL REFERRALS AND REQUEST FOR REPORTS:**

7. **1043 Farmington Avenue-** Application (SDD #147) on behalf of Tongjan Properties, LLC, to rezone 1043 Farmington Avenue, from RMO, Residential/Multifamily-Office, to RO, Residence-Office and then to designate the rezoned parcel as a special development district. The applicant requests the use of the second floor for professional office space. The third floor will be used as a storage space. The residential appearance of the building will not be changed as a result of this zone change request (Town Council Receipt on October 25, 2016. TPZ receipt on November 7, 2016. Town Council public hearing scheduled for December 13, 2016.)
8. **616-620 New Park Avenue-** Resolution authorizing the Town Manager to execute a public highway easement at the mixed-use development project located at 612-620 New Park Avenue to allow an expanded sidewalk permitting pedestrian passage along the property between the street line and the building façade. This was required as a condition of approval of the site plan. (Town Council Receipt on October 25, 2016. TPZ receipt on November 7, 2016)

**TOWN PLANNER'S REPORT:**

**INFORMATION ITEMS:**

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, December 5, 2016 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, January 4, 2017 @ 7:00 P.M.

*“Any individual with a disability who needs special assistance to participate in the meeting should contact Social Services Department, 860.561.7561, five days prior to the meeting.”*