

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

August 4, 2016

Ms. Hilary Donald
L'Arc Architects, LLC
91 South Main Street
West Hartford, CT 06107

SUBJECT: 162 Shield Street - SUP #1293

Dear Ms. Donald:

At its regular meeting of Monday, August 1, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

162 Shield Street (Cora Cora) (AKA 138 Shield Street)- Application (SUP #1293) of Cora Cora seeking Special Use Permit approval for a total of forty (40) seats for outdoor dining with permanent fencing, a fixed awning with fabric and clear vinyl panels for protection during inclement weather. The applicant is also proposing speakers for music and infrared heaters. (Submitted for TPZ receipt on June 6, 2016. Required public hearing scheduled for July 6, 2016. At the request of the Applicant, public hearing rescheduled to August 1, 2016.)

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/Binkhorst; Second/Prestage) (Gillette seated for Seder) (Binkhorst seated for O'Donnell) to **APPROVE** this application with conditions.

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.

ITEM NO. 20
FILE NO. 780

RECEIVED

AUG - 4 2016

TOWN COUNCIL OFFICE
West Hartford, CT



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
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- 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. The TPZ finds that the outdoor dining area's location, interior to an existing shopping center parking area and not proximate to public streets, warrants approval of the permanent awning and roll down panels and is consistent with Section 177-37.2C (5).
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by August 2018 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. Please note that the TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is August 19, 2016.

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

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Todd Dumais, Town Planner
Duane Martin, Town Engineer

Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk
Tim Mikloic, Supervisor of Inspections
Subject TPZ File

File U:SharedDoc/TPZ/decisionletters/2016/ ShieldSt162_1293_ Approval

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

August 4, 2016

Mr. Michael Ladden
1 Hartfield Boulevard, STE 210
East Windsor, CT 06088

SUBJECT: 37 LaSalle Road- SUP #1189-R1-16

Dear Mr. Ladden:

RECEIVED

AUG - 4 2016

TOWN COUNCIL OFFICE
West Hartford, CT

At its regular meeting of Monday, August 1, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

37 LaSalle Road - McLadden's Irish Publike House - Application (SUP #1189-R1-16) of Michael Ladden, Owner of McLadden's Irish Publike House (Lexham Street Retail, LLC, R.O. of property know as 25-43 LaSalle Road) requesting Special Use Permit approval to amend SUP #1189 to increase the outdoor dining seating capacity from eight (8) seats to fourteen (14). The dimensions and fencing of the outdoor dining area are to remain the same as originally approved. (Submitted for TPZ receipt on July 6, 2016. Required public hearing scheduled for August 1, 2016.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Maresca; Second/Prestage) (Gillette seated for Seder) (Binkhorst seated for O'Donnell) to **APPROVE** this application with conditions. 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. The dimension of the outdoor dining area shall be corrected to a depth of six feet, one inch (6'1") from the façade of the building. All other dimensions shall be adjusted accordingly on the final plans.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by August 2018 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.



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

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer

Sd:\tpz\decisionletter\LaSalleRd37_SUP_1189 R1 Approval

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

August 4, 2016

Mr. Thomas Wood
139 North Main Street
West Hartford, CT 06107

RECEIVED

AUG - 4 2016

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 139 (aka 137) North Main Street -American School for the Deaf - SUP #1125-R1-16

Dear Mr. Wood:

At its regular meeting of Monday, August 1, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following items:

139 (aka 137) North Main Street (American School for the Deaf)- Application (SUP #1125-R1-16) of the American School for the Deaf (Thomas Wood) requesting Special Use Permit approval to operate a Nursery program (Tiger Cubs Nursery Program) with a licensed capacity of a maximum of fifty-three (53) children. (Submitted for TPZ receipt on July 6, 2016. Required public hearing scheduled for August 1, 2016.)

The TPZ acted by **unanimous vote (5-0)** to **APPROVE** this application with conditions. 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 August 2018 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.



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Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer

Sd\tpz\decisionletter\137 North Main SUP_Approval