

TOWN PLAN AND ZONING
COMMISSION

ITEM NO. 15
FILE NO. 780

CERTIFIED MAIL

August 4, 2016

Mr. Brandon Handfield, P.E.
191 Norwich Avenue
Lebanon, CT 06249

RECEIVED

AUG 24 2016

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 1344 New Britain Avenue (aka 8 and 10 Berkshire Road) - SUB #297

Dear Mr. Handfield:

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

1344 New Britain Avenue (aka 8 and 10 Berkshire Road) - Application (SUB #297) of NB Asset Management, LLC, Brandon Handfield, P.E., (Eleanore M. Leary Estate, c/o John Leary III, R.O.) requesting approval of a four (4) lot residential subdivision on .96 acres of land in a R-6 single family zone. (Submitted for TPZ receipt on July 6, 2016. Set for public hearing on August 1, 2016.)

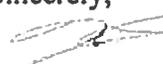
After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (4-0)** (Motion/Prestage; Second/Binkhorst) (Gillette seated for Seder) (Binkhorst seated for O'Donnell) (Maresca recused herself) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings:

1. The proposed subdivision is consistent with the requirements of the Subdivision Regulations found in Chapter 184 of the West Hartford Code of Ordinances.
2. Final approved plans shall be submitted in electronic form for inclusion into the Town's Geographic Information System (GIS).
3. Drainage and common driveway easements, consistent with the easements detailed on the approved plans, shall be recorded on the land records prior to the applicant's conveyance of any of the property to be encumbers by those easements.
4. This letter of approval shall be stripped onto the final plan set.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A filing fee of \$10 (ten dollars) per plan sheet is required to file the subdivision approval on the West Hartford Land Records. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of TPZ approval is August 19, 2016.

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

Sincerely,


Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Essie Cabrot, Town Clerk
Subject File
Decisionletter1344 New Britain Ave Sub297 Approval

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



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