

Issued: 3/31/2023

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, APRIL 3, 2023  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

[Legal Notice](#)

**AGENDA**

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

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Special Meeting, Monday, [March 20](#), 2023

**COMMUNICATIONS:**

2. Report:
  - a. **300 Bloomfield Avenue – IWW #1169 – Wetland Violation:** Presentation of project team on conceptual plan for mitigation and next steps
  - b. **56 Pheasant Chase** – Application (IWW #1189) of EZ Aqua Pool and Patio, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities. ([Request to open and immediately continued](#) to the May 1, 2023 meeting)

**NEW BUSINESS:**

3. **139 North Main Street** - [Application](#) (SUP #1404) of the American School for the Deaf requesting approval of a Special Use Permit to build two one-story dormitory buildings in the campus quadrangle and make associated site improvements (Submitted for TPZ receipt on April 3, 2023. Suggest required public hearing be scheduled for May 1, 2023.)
  - [Narrative](#)
  - [Construction Plan](#)
  - [Site Plan](#)
  - [Traffic Study](#)
  - [Authorization Letter](#)
  - [Trash Management Statement](#)
  - [Architectural Plan](#)
  - [Stormwater Report](#)

4. **312 North Main Street** - [Application](#) (SUP #1405) of K. Tofflemire, requesting approval of a Special Use Permit to operate an out-patient veterinary ophthalmology clinic. The application proposes no changes to the interior or exterior of the existing site. (Submitted for TPZ receipt on April 3, 2023. Suggest required public hearing be scheduled for May 1, 2023.)
  - [Narrative](#)
  - [Site Plan](#)
  - [Floor Plan](#)
5. **77 Sunny Reach Drive** – [Application](#) (IWW# 1193) of M. Ellis, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 3, 2023. Suggest required public hearing be scheduled for May 1, 2023.)
  - [Soils Report](#)
  - [Wetlands Map](#)
6. **1700 Asylum Avenue** – [Application](#) (IWW #1194) of WEHA Development Group East, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the construction of five (5) multi-story residential buildings with related residential amenities, in addition to drainage, landscaping, parking and associated site improvements. Work is proposed within the 150 ft. upland review area and includes with approximately 5,730 s.f. of identified direct wetlands and watercourses impacts. (Presented for a determination of significance. If determined significant, staff suggests public hearing be set for June 5, 2023)
  - [Wetlands Report](#)
  - [Civil Plans](#)
  - [Neighborhood Outreach](#)
  - [DEEP Reporting Form](#)
  - [Architectural Plans](#)
  - [Stormwater Report](#)
7. **1700 Asylum Avenue** – [Application](#) (IWW #1195) of WEHA Development Group East, LLC requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 3, 2023. Suggest required public hearing be scheduled for June 5, 2023.)
  - [Wetlands Report](#)
  - [Civil Plans](#)
8. **1800 Asylum Avenue** – [Application](#) (IWW #1196) of WEHA Development Group, LLC requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the redevelopment of the former UConn Campus, including the demolition of all existing buildings and the construction of seven (7) new commercial / mixed-use buildings, one (1) parking garage, a new private roadway and surface parking lots along

with associated site improvements, including landscaping and site drainage. Work is proposed within the 150 ft. upland review area and includes more than 20,705 s.f. of identified direct wetland impacts and an additional amount of non-quantified direct wetlands and watercourses impacts related to dredging and associated activities around the existing ponds. (Presented for a determination of significance. If determined significant, staff suggests public hearing be set for June 5, 2023)

- [Wetlands Report](#)
- [Civil Plan](#)
- [Neighborhood Outreach](#)
- [DEEP Reporting Form](#)
- [Architectural Plan](#)
- [Stormwater Report](#)

9. **1800 Asylum Avenue** – [Application](#) (IWW #1197) of WEHA Development Group, LLC requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 3, 2023. Suggest required public hearing be scheduled for June 5, 2023.)

- [Wetlands Report](#)
- [Civil Plan](#)

10. **66 Westmont** – [Application](#) (IWW #1198) of R. Wise (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland regulated area. The applicant proposed the regrading of a portion of the rear yard to accommodate the installation of a playscape and the reinstallation of a paver patio. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Submitted for IWWA receipt on April 3, 2023 and presented for a determination of significance)

- [Narrative](#)
- [Plan](#)
- [Site Photos](#)

#### **OLD BUSINESS / PUBLIC HEARING:**

11. **56 Pheasant Chase** – [Application](#) (IWW #1189) of EZ Aqua Pool and Patio, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the installation of a 16' x 40' in-ground pool, a 12' x 16' shed, hardscape improvements, an underground stormwater detention system and associated grading. The proposed work is within a 150 ft. upland review area with no direct wetlands impacts proposed. (Application determined potentially significant on March 20, 2023 and set for public hearing on April 3, 2023) \*\*\*Note this item is subject to a request to open and immediately contused to May 1, 2023, per Agenda Item 2.b.\*\*\*

- [Plans](#)
- [Staff Comments](#) 3.17.23

12. **11 Winterset** – [Application](#) (IWW# 1190) of Warren & Susan Berey (R.O.), requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 20, 2023. Required public scheduled for April 3, 2023.)

- [Plans](#)
- [Soils Report](#)

13. **66 Westmont** – [Application](#) (IWW# 1191) of Raphael Wise, (R.O.), requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 20, 2023. Required public scheduled for April 3, 2023.)

- [Plans](#)
- [Soils Report](#)

**TOWN COUNCIL REFERRAL:**

14. [An Ordinance Concerning Outdoor Dining](#) (Received by the Town Council on 2-28-23, scheduled for public hearing 4-11-23) (This item was tabled by the Commission on March 20, 2023 for further discussion and no action was taken).

**ANNUAL MEETING:**

15. [Annual Meeting](#): TPZ election of officers, selection of committee representatives, and approval of rules and regulations.

**TOWN PLANNER'S REPORT:**

16. [POCD Implementation](#) Update & Discussion
17. Discussion on Options for [Administrative Amendment Approval Process for Special Use Permits](#)

**INFORMATION ITEMS:**

18. None

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

- TPZ Regular Meeting, Monday, May 1, 2023 @ 7:00 P.M.

- TPZ Regular Meeting, Monday, June 5, 2023 @ 7:00 P.M.

“Anyone requiring auxiliary aid or service for effective communication or modification of policies or procedures to participate in a meeting, service, program or activity of the Town of West Hartford, should contact Suzanne Oslander, ADA Coordinator, at [suzanneo@westhartfordct.gov](mailto:suzanneo@westhartfordct.gov) or (860) 561-7580, as soon as possible, preferably seven days beforehand.”

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