



Issued: 5/3/2023

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, JUNE 5, 2023
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Chair: Kevin Ahern & Commissioners: Gordon Binkhorst, Liz Gillette, Andrea Gomes and Josh Kaplan; Alternate Donald Neville; Town Staff: Todd Dumais, Town Planner & Brian Pudlik, Associate Planner

ABSENT: Nancy Grassilli

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, May 1, 2023: **Motion to approve minutes as amended – Binkhorst/ Second; Gillette - Vote: 5-0**

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **1678 Asylum Avenue** – Application (SUP #1347-LB-23) of The University of St. Joseph, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1347. Originally approved September 4, 2019 for the construction of an addition to the existing O’Connell Athletic Center with associated site, grading, drainage, and utility improvements. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, July 10, 2023 at 7:15 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

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4. **238 Steele Road** -- Application (SUP #1416) of The University of St. Joseph on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit to expand and make improvements

to the existing playground area at the School for Young Children. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Kaplan) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, July 10, 2023 at 7:15 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

- 5. **100 Mayflower Street** – Application (SUP #1388-LB-23) of David Coleman on behalf of the Town of West Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1388. Originally approved September 7, 2022 for the installation of a temporary dog park on the former St Bridget School property. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)

The TPZ acted by **unanimous vote (5-0)** (Motion/Kaplan; Second/Binkhorst) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, July 10, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

- 6. **100 Mayflower Street** -- Application (SUP #1415) of David Coleman on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit to extend the previously issued permit for a temporary dog park on the former St Bridget School property until such time as the Town of West Hartford requires use of the property. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)

The TPZ acted by **unanimous vote (5-0)** (Motion/Gomes; Second/Gillette) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, July 10, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

- 7. **15 Pine Brook Lane** - [Application](#) (IWW #1200) of M. Regan, 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 an approximately 12' x 30' deck using a total of six helical piles in order to minimize site disturbance. While the proposed work is within an area of wetland soils according to the Town’s official wetland map, an onsite soil survey performed by a Soil Scientist found no actual wetland soils in the project area. (Submitted for IWWA receipt and determination of significance)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Binkhorst) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

15 PINE BROOK LANE
INLAND WETLAND APPLICATION IWW #1200
COMPLIANCE WITH SECTION 10.2 and 10.4

STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **15 Pine Brook Lane** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1200** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **15 Pine Brook Lane**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) A final as built survey shall be submitted to the Town Planner upon completion of all work.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

8. **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. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

This item was opened and immediately continued to the July 10, 2023 regular meeting of the TPZ/IWWA. Vote: 5-0 (Motion/Gomes; Second/Binkhorst).

9. **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. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

This item was opened and immediately continued to the July 10, 2023 regular meeting of the TPZ/IWWA. Vote: 5-0 (Motion/Gomes; Second/Binkhorst).

10. **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. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

This item was opened and immediately continued to the July 10, 2023 regular meeting of the TPZ/IWWA. Vote: 5-0 (Motion/Gomes; Second/Binkhorst).

11. **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. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

This item was opened and immediately continued to the July 10, 2023 regular meeting of the TPZ/IWWA. Vote: 5-0 (Motion/Gomes; Second/Binkhorst).

TOWN COUNCIL REFERRAL:

12. [An Ordinance Amending Multifamily Residential Parking Requirements](#) (Received by the Town Council on May 9, 2023 and set for public hearing on June 13, 2023).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **vote (5-0)** (Motion/Gomes; Second/Kaplan) to **RECOMMEND** approval of this application to the Town Council.

13. [An Ordinance Amending Certain Requirements for Accessory Dwelling Units](#) (Received by the Town Council on May 9, 2023 and set for public hearing on June 13, 2023).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **vote (5-0)** (Motion/Gomes; Second/Kaplan) to **RECOMMEND** approval of this application to the Town Council.

14. [An Ordinance Amending the Application Procedures for Special Use Permits](#) (Received by the Town Council on May 9, 2023 and set for public hearing on June 13, 2023).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **vote (5-0)** (Motion/Gomes; Second/Binkhorst) to **RECOMMEND** approval of this application to the Town Council.

TOWN PLANNER'S REPORT:

15. **POCD Implementation Update & Discussion** – No formal action required or taken by the TPZ

INFORMATION ITEMS:

16. **None**

MEETING ADJOURNED: 9:00 P.M. Motion/Gomes; Second/Binkhorst; Vote 5-0

U: shareddocs/TPZ/Minutes/2023/June 5_Draft