

Issued: 7/7/2023

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JULY 10, 2023
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

[Legal Notice](#)

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, [June 5](#), 2023

COMMUNICATIONS:

2.
 - a. [Request from Attorney Pearson dated 6-16-23 to withdraw applications](#) IWW #1194 (item 10), IWW #1195 (item 11), IWW #1196 (item 12) and IWW #1195 (item 13).

NEW BUSINESS:

3. **170 Kingswood Road** -- [Application](#) (SUP #1420) of Kingswood Oxford School, requesting approval of a temporary Special Use Permit to use portable field lighting for two events on September 29, 2023 and September 30, 2023. (Submitted for TPZ receipt on July 10, 2023. Suggest required public hearing be scheduled for August 7, 2023)
 - [Narrative](#)
 - [Lighting Details](#)
 - [Plan](#)
4. **554 New Park Avenue** -- [Application](#) (SUP #1421) of Bret Bowin (architect), requesting approval of a Special Use Permit to operate a Place of Worship within the ground floor tenant space only. (Submitted for TPZ receipt on July 10, 2023. Suggest required public hearing be scheduled for August 7, 2023)
 - [Narrative](#)
 - [Agent Authorization](#)
 - [Site Plan](#)

5. **245 Prospect Avenue** – [Application](#) (SUP #1422) of Prospect Plaza Improvements, LLC, requesting approval, pursuant to Section 177-16.12, for a new restaurant drive-through facility. (Submitted for TPZ receipt on July 10, 2023. Suggest required public hearing be scheduled for September 6, 2023)
 - [Narrative](#)
 - [Authorization Form](#)
 - [Traffic Study](#)
 - [Site Plans](#)
 - [Architectural Plans](#)
 - [Drainage Report](#)

6. **1700 Asylum Avenue** – [Application](#) (IWW #1202) 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 July 10, 2023. Required public hearing to be set not more than 65 days from application receipt.)
 - [Narrative](#)
 - [Stormwater Report](#)
 - [Wetlands Delineation Report](#)
 - [Response to Staff Comments from Previous application.](#)
 - [DEEP Reporting Form](#)
 - [Plan Set 1 of 2](#)
 - [Plan Set 2 of 2](#)
 - [Wetlands Assessment Report](#)
 - [Neighborhood Outreach](#)

7. **1700 Asylum Avenue** – [Application](#) (IWW #1203) 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 four (4) 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 direct wetlands and watercourses impacts. (Presented for a determination of significance. If determined significant, public hearing to be set not more than 65 days from application receipt.)
 - [Narrative](#)
 - [Stormwater Report](#)
 - [Wetlands Delineation Report](#)
 - [Response to Staff Comments from Previous application.](#)
 - [DEEP Reporting Form](#)
 - [Plan Set 1 of 2](#)
 - [Plan Set 2 of 2](#)
 - [Wetlands Assessment Report](#)
 - [Neighborhood Outreach](#)

8. **1800 Asylum Avenue** – [Application](#) (IWW #1204) 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 July 10, 2023. Required public hearing to be set not more than 65 days from application receipt.)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

9. **1800 Asylum Avenue** – [Application](#) (IWW #1205) 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 fourteen (14) new buildings, including commercial / mixed-use and residential, 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 identified direct wetland and watercourses impacts. (Presented for a determination of significance. If determined significant, public hearing to be set not more than 65 days from application receipt.)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

OLD BUSINESS / PUBLIC HEARING:

10. **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 has been withdrawn at the request of the applicant, per communication item #2a)***
11. **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 has been withdrawn at the request of the applicant, per communication item #2a)***
12. **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 has been withdrawn at the request of the applicant, per communication item #2a)***

13. **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 has been withdrawn at the request of the applicant, per communication item #2a)***

14. **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. Required public hearing scheduled for July 10, 2023)

- [Narrative](#)
- [Site Photos](#)
- [Planning Staff Report](#)
- [Plan Set](#)
- [CO & Close Out Documents](#)

15. **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. Required public hearing scheduled for July 10, 2023)

- [Narrative](#)
- [Planning Staff Report](#)
- [Site Plan](#)

16. **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. Required public hearing scheduled for July 10, 2023)

- [Narrative](#)
- [Original Application Materials](#)
- [Planning Staff Report](#)
- [Staff Comment](#)
- [2022 Waste Management Plan](#)

17. **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. Required public hearing scheduled for July 10, 2023)

- [Narrative](#)
- [2022 Waste Management Plan](#)
- [Staff Comments](#)
- [Planning Staff Report](#)

TOWN COUNCIL REFERRAL:

18. None

TOWN PLANNER'S REPORT:

19. None

INFORMATION ITEMS:

20. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, August 7, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, September 6, 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 or (860) 561-7580, as soon as possible, preferably seven days beforehand.”

U: shareddocs/TPZ/Agenda/2023/