



Issued: 7/12/2023

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, JULY 10, 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; Alternates Nancy Grassilli and Donald Neville; Town Staff: Todd Dumais, Town Planner & Brian Pudlik, Associate Planner

ABSENT: None

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

MINUTES:

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

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).

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes) to receive this request.

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)

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, August 7, 2023 at 7:15 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

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)

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

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)

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 **Wednesday, September 6, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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.)

The IWWA acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan) to schedule this matter for public hearing at the regularly scheduled meeting on **Wednesday, September 6, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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.)

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/Binkhorst; Second/Kaplan) to determine the matter **POTENTIALLY SIGNIFICANT** and set it for public hearing on **Wednesday, September 6, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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.)

The IWWA acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Wednesday, September 6, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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.)

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/Binkhorst; Second/Kaplan) to determine the matter **POTENTIALLY SIGNIFICANT** and set it for public hearing on **Wednesday, September 6, 2023 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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)*

The IWWA took no action on this item.

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)*

The IWWA took no action on this item.

- 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)*

The IWWA took no action on this item.

- 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)*

The IWWA took no action on this item.

- 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)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gomes) to determine that the Special Use Permit did not require additional conditions of approval.

- 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)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Gomes; Second/Binkhorst) to **APPROVE** the Special Use Permit application subject to the following conditions.

- 1. The proposal meets the finding requirements of Section 177-37.4 and 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, loading, trash and recycling 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 July 2025 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
 3. This letter of approval shall be stripped onto the final 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)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan) to determine that the Special Use Permit did not require additional conditions of approval.

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)

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Binkhorst; Second/Kaplan) to **APPROVE** the Special Use Permit application subject to the following conditions.

1. The proposal meets the finding requirements of Section 177-37.4 and 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - d. 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.

- e. 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.
 - f. The parking, loading, trash and recycling 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 section 177-42A (5b) this special use permit is in connection with a temporary use and is granted for a period of one (1) year, provided however, the Town may terminate that use prior to one (1) year approval upon sixty days prior written notice to the applicant and a sign posted at the location.
 3. Plans of record are incorporated by reference in this approval.
 4. All fencing shall be maintained such that animals are not at risk of getting out or caught in gaps. Any necessary repairs or replacements to fencing shall be made as quickly as practicable.
 5. All dog waste shall be promptly cleaned up by dog owners and properly disposed of.
 6. All posted rules and regulations shall be adhered to by all dog park users.
 7. This letter of approval shall be stripped onto the final plan.

TOWN COUNCIL REFERRAL:

18. None

TOWN PLANNER’S REPORT:

19. None

INFORMATION ITEMS:

20. None

MEETING ADJOURNED: 8:17 P.M. Motion/Gillette; Second/Gomes; Vote 5-0