

Issued: 9/1/2023

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, SEPTEMBER 6, 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, [August 7](#), 2023

**COMMUNICATIONS:**

2.
  - a. Woodridge Lake Association [Drawdown Notice](#)

**NEW BUSINESS:**

3. **126 & 128 Montclair Drive** – [Application](#) (IWW #1208) of the Town of West Hartford, 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 proposes to repair a broken 12” storm drainage pipe and restore an undercut stream bank at the rear of 126 and 128 Montclair Drive and immediately adjacent to the Trout Brook. Work is proposed within the 150 ft. upland review area and within a limited area of the watercourse. (Submitted for IWWA receipt on September 6, 2023. Presented for a determination of significance.)
  - [Narrative](#)
  - [Soil Report](#)
  - [Plan Set](#)

**OLD BUSINESS:**

4. **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 scheduled for Wednesday, September 6, 2023.)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [Staff Comments](#) 7.18.23
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

**Revised / Updated Items Listed Below:**

- [Staff Comments](#) 8.7.23
- [Response to Staff Comments](#) 8.22.23
- [Stormwater Report](#) – 8.21.23
- [FEMA SFHA Comps](#) 8.16.23
- [Earthwork Plan](#) 8.25.23
- [DEEP Reporting Form](#) - 8.22.23
- [Plan Set 1 of 2](#) - 8.21.23
- [Plan Set 2 of 2](#) - 8-21-23
- [Comparison Plan](#) – 8.22.23

5. **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. (Application determined potentially significant on July 10, 2023 and set for public hearing on Wednesday, September 6, 2023. *Note: This agenda item is expected to be opened and immediately continued to October 2, 2023*)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [Staff Comments](#) 7.18.23
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

**Revised / Updated Items Listed Below:**

- [Staff Comments](#) 8.7.23
- [Response to Staff Comments](#) 8.22.23
- [Stormwater Report](#) – 8.21.23
- [FEMA SFHA Comps](#) 8.16.23
- [Earthwork Plan](#) 8.25.23
- [DEEP Reporting Form](#) - 8.22.23
- [Plan Set 1 of 2](#) - 8.21.23
- [Plan Set 2 of 2](#) - 8-21-23
- [Comparison Plan](#) – 8.22.23

6. **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 scheduled for Wednesday, September 6, 2023.)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [Staff Comments](#) 7.18.23
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

**Revised / Updated Items Listed Below:**

- [Staff Comments](#) 8.7.23
- [Response to Staff Comments](#) 8.22.23
- [Stormwater Report](#) – 8.21.23
- [FEMA SFHA Comps](#) 8.16.23
- [Earthwork Plan](#) 8.25.23
- [Path Details & Rec. Program](#) – 8.21.23
- [DEEP Reporting Form](#) - 8.22.23
- [Plan Set 1 of 2](#) - 8.21.23
- [Plan Set 2 of 2](#) - 8-21-23
- [Comparison Plan](#) – 8.22.23
- [Bridge Plan & Section Details](#) – 8.21.23

7. **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. (Application determined potentially significant on July 10, 2023 and set for public hearing on Wednesday, September 6, 2023. *Note: This agenda item is expected to be opened and immediately continued to October 2, 2023*)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [Staff Comments](#) 7.18.23
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

**Revised / Updated Items Listed Below:**

- [Staff Comments](#) 8.7.23
- [Response to Staff Comments](#) 8.22.23
- [Stormwater Report](#) – 8.21.23
- [FEMA SFHA Comps](#) 8.16.23
- [Earthwork Plan](#) 8.25.23
- [Path Details & Rec. Program](#) – 8.21.23
- [DEEP Reporting Form](#) - 8.22.23
- [Plan Set 1 of 2](#) - 8.21.23
- [Plan Set 2 of 2](#) - 8-21-23
- [Comparison Plan](#) – 8.22.23
- [Bridge Plan & Section Details](#) – 8.21.23

8. **33 Sheep Hill Drive** – [Application](#) (IWW #1206) of the Town of West Hartford 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 August 7, 2023. Suggest required public hearing be scheduled for September 6, 2023)

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

9. **33 Sheep Hill Drive** – [Application](#) (IWW #1207) of the Town of West Hartford, 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 proposes the demolition of the existing pool, the construction of a new inground pool, the remodel of the existing pool house, improvements to handicap accessibility, associated site grading and site work. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on August 7, 2023. Presented for a determination of significance.)

- [Narrative](#)
- [Plan](#)
- [Combined Staff Comments](#)

10. **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. Required public hearing scheduled for September 6, 2023)

- [Site Plan](#)
- [Drainage Report](#)
- [Traffic Study](#)
- [Town Council Approval Letter](#)
- [Staff Comments](#) 8.21.23
- [Cover Letter](#)
- [Referral Letters](#)
- [Architectural Plans](#)
- [SDD Approval Conditions](#)

**TOWN COUNCIL REFERRAL:**

11. Resolution Authorizing the Town Manager to Execute a Lease with the West Hartford Housing Authority for a report pursuant to Chapter 13, Section 6 of the Town Charter.

- [Resolution](#)
- [Action Letter](#)

- [Lease](#)
  - [AIS](#)
12. Ordinance Permitting the Sale of Alcoholic Liquor in Certain Zoning Districts Under a Connecticut Craft Café Permit.
- [Ordinance](#)
  - [Action Letter](#)
13. Ordinance Concerning Development Bonus Standards in the Neighborhood Business Design District, the Neighborhood Business District and the Shopping Center District.
- [Ordinance](#)
  - [Bulk Standards](#)
  - [Action Letter](#)
  - [Schedule of Permitted Uses](#)

**TOWN PLANNER’S REPORT:**

14. None

**INFORMATION ITEMS:**

15. None

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

- TPZ Regular Meeting, Monday, October 2, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, November 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](mailto:suzanneo@westhartfordct.gov) or (860) 561-7580, as soon as possible, preferably seven days beforehand.