

Issued: 11/1/2023

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, NOVEMBER 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, October 2, 2023
  - b. [Minutes](#) of the Special Meeting, Monday, October 23, 2023

**COMMUNICATIONS:**

2.
  - a. [Request](#) to open and immediately continue application IWW #1210 for 139 Stoner Drive to the December 4, 2023 regular meeting of the TPZ/IWWA.

**NEW BUSINESS:**

3. **106 Waterside Lane** – [Application](#) (IWW #1215) of T. Mastronarde, 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 install a 10' x 12' freestanding deck, which is proposed to extend over Wood Pond by three (3) feet. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on November 6, 2023. Presented for a determination of significance.)
  - [Narrative & Plans](#)
4. **155 Balfour Drive** – [Application](#) (IWW #1216) of Richter & Cegan, 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 minor site work in connection with a substantial backyard improvement project, most of which is located outside of the upland review area. Work is proposed within the 150 ft. upland review area

with no direct wetland impacts proposed. (Submitted for IWWA receipt on November 6, 2023. Presented for a determination of significance.)

- [Narrative](#)
- [Drainage Analysis Report](#)
- [Plan Set](#)

5. **119 Flagg Road** – [Application](#) (IWW #1217) 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 replace an existing bridge spanning Hart Meadow Brook along with the bridge’s supporting abutments within Westmoor Park. Work is proposed within the 150 ft. upland review area and wetlands are and is immediately adjacent to the watercourse. (Submitted for IWWA receipt on November 6, 2023. Presented for a determination of significance.)

- [Narrative](#)
- [Plan Set](#)

6. **173 Mountain Road** – [Application](#) (IWW #1218) 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 replace an existing bridge spanning the stream that outlets into McGovern Pond along with the bridge’s supporting abutments within Spicebush Swamp Park. Work is proposed within the 150 ft. upland review area and wetlands area and is immediately adjacent to the watercourse. (Submitted for IWWA receipt on November 6, 2023. Presented for a determination of significance.)

- [Narrative](#)
- [Plan Set](#)

7. **1341 New Britain Avenue** – [Application](#) (IWW #1219) 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 replace the existing restroom building and renovate expand the existing easterly parking area, both within Wolcott Park. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on November 6, 2023. Presented for a determination of significance.)

- [Narrative](#)
- [Impact Assessment](#)
- [Plan Set](#)

8. **1341 New Britain Avenue** – [Application](#) (SUP #1428) of the Town of West Hartford, requesting approval of a Special Use Permit to replace the existing restroom building and renovate and expand the existing easterly parking area, both within Wolcott Park. (Submitted for TPZ receipt on November 6, 2023. Suggest required public hearing be scheduled for December 4, 2023).

- [Narrative](#)
  - [Plan Set](#)
  - [Impact Assessment](#)
9. **289 South Main Street** – [Application](#) (IWW #1220) 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 site work in association with the driving range improvements at Rockledge Golf Course. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on November 6, 2023. Presented for a determination of significance.)
- [Narrative](#)
  - [Plan Set](#)
10. **14-16 Oakwood Avenue** – [Application](#) (SUP #1425) of R. Mercier, requesting approval of a Special Use Permit to operate a new Indoor Recreation or Amusement Facility pursuant to sections 177-2(B), 177-6(B) and 177-42(A) of the zoning ordinances. (Submitted for TPZ receipt on November 6, 2023. Suggest required public hearing be scheduled for December 4, 2023).
- [Narrative](#)
  - [Plan Set](#)
  - [Parking Report](#)
11. **137 North Main Street** – [Application](#) (SUP #1429) of The American School for the Deaf, requesting approval of a Special Use Permit to construct a 24' x 24' equipment storage garage within the existing parking area at the northwest corner of the property and to construct a 22-space new parking lot in the area where the existing maintenance garage is now located. (Submitted for TPZ receipt on November 6, 2023. Suggest required public hearing be scheduled for December 4, 2023).
- [Narrative](#)
  - [Plan Set](#)

**OLD BUSINESS:**

12. **139 Stoner Drive** – [Application](#) (IWW #1210) of R. Thibadeau, 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 partially dredge a portion of the northern end of the pond, which spans five properties on Stoner Drive. Work is proposed within the 150 ft. upland review area and within a limited area of the pond. (Determined potentially significant on October 2, 2023 and set for public hearing on November 6, 2023. The applicant requests that this item be opened and immediately continued to the December 4, 2023 regular meeting.)
- [Narrative](#)
  - [Dredging Plan](#)
  - [Soil Report](#)
  - [Impact Assessment](#)

13. **78 & 82 Uplands Drive** – [Application](#) (IWW #1214) 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 stormwater infrastructure enhancements and stream channel clearing within the watercourse that bisects the subject properties. Work is proposed within the 150 ft. upland review area and directly within the watercourse. (Submitted for IWWA receipt on October 2, 2023. Presented for a determination of significance.)
- [Narrative](#)
  - [Plan Set](#)
  - [Wetland Report](#)
14. **134 Norwood Road** – [Application](#) (SUP #1426) of the Hartford Golf Club (R.O.) requesting approval of a Special Use Permit to install a new +/-2,000 square foot covered patio adjacent to the main dining room in addition to adding a partial roof over the existing exterior patio. (Submitted for TPZ receipt on October 2, 2023. (Suggest required public hearing be scheduled for November 6, 2023).)
- [Narrative](#)
  - [Plan Set](#)
  - [Stormwater Report](#)
  - [Lighting](#)
  - [Renderings & Photos](#)
  - [Staff Comments](#) -10.23.23
  - [Response to Comments](#) - 10.27.23
  - [Staff Report](#) -11.1.23
15. **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 and was opened and immediately continued to October 2, 2023, continued again to October 23, 2023, then again to November 6, 2023.) ***Note: This agenda item will be immediately continued, without testimony to a TPZ/IWWA Special Meeting on November 29, 2023. At the public hearing on November 29th, any interested person will have the opportunity to participate and ask questions or provide comments.***
- [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
- [Staff Comments through](#) 9.22.23

16. **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 and was opened and immediately continued to October 2, 2023, continued again to October 23, 2023, then again to November 6, 2023.) ***Note: This agenda item will be immediately continued, without testimony to a TPZ/IWWA Special Meeting on November 29, 2023. At the public hearing on November 29th, any interested person will have the opportunity to participate and ask questions or provide comments.***

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- [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
- [Staff Comments through](#) 9.22.23

**TOWN COUNCIL REFERRAL:**

17. None

**TOWN PLANNER'S REPORT:**

18. None

**INFORMATION ITEMS:**

19. None

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

- TPZ Special Meeting, Wednesday, November 29, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, December 4, 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.