

**WEST HARTFORD WETLANDS REVIEW BOARD &
WEST HARTFORD PLANNING & ZONING COMMISSION
West Hartford, CT**

**In the matter of the proposed development at 1700/1800 Asylum Ave., West Hartford, CT
November 26, 2023**

VERIFIED PETITION TO INTERVENE

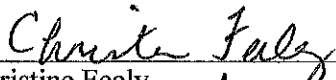
Pursuant to § 22a-19 et seq. of the Connecticut General Statutes the undersigned **Christine Feely, Jessica Rubin and Gary Schulman** are individual residents and taxpayers of West Hartford, Connecticut, and owners and/or residents of real property near the proposed activity that is the subject of this proceeding. Ms. Feely, Ms. Rubin and Dr. Schulman are concerned with environmental integrity of natural resources including the ground water, surface water, trees, wildlife habitat and land, and the peaceful enjoyment and quality of life in West Hartford. They apply to become intervening parties in the above-entitled administrative proceeding, and represent as follows:

1. The subject proceeding involves the consideration of applications and approvals to allow the development of a residential and commercial project that will directly impact the quality of the environment of the intervenors' community.
2. Ms. Feely, Ms. Rubin and Dr. Schulman reside at and/or own real property in West Hartford.
3. The subject administrative proceeding involves conduct which has or which is reasonably likely to have the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
 - a. The activities proposed involve site alteration and manipulation which are reasonably likely to allow pollutants and particulate matter to flow into wetlands.
 - b. The proposed increase in impervious surface area will increase water runoff.
 - c. The project is likely to cut and fill the landscape or so encroach on existing wetlands resources that it will impair the functions and values of the wetlands on site.
 - d. The building proposed will impact the buffer areas and their ability to function.
 - e. The proposed paving, tree removal and earth work and the increased traffic associated with the project will impact the quality of the natural resources and environment, including removing wildlife habitat and increasing noise and air pollution.
4. There are feasible and prudent alternatives to the proposed project that are consistent with the reasonable requirements of the public health, safety and welfare, and are required to protect the air, water and other natural resources associated with the subject property; including:
 - a. Reduction in the size of the project, the intensity of site development and the number of commercial and residential units.
 - b. Revision of the project to reduce tree removal, enhance buffer areas, reduce building and accommodate wetlands.
 - c. Revision of the project to include green infrastructure.


5. The Connecticut Environmental Protection Act of 1971 ("CEPA") provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State." C.G.S. Section 22a-19(a).
6. As noted above, this application is made pursuant to the CEPA, the plain language of which was intended to provide wide access to the states' tribunals. *Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury*, 212 Conn. 710, 715 (1989). This application for intervenor status will further the policies and purposes of the CEPA (C.G.S. 22a-19, et. seq.).
7. Pursuant to C.G.S. 22a-19, et. seq., the undersigned request all rights of participation granted to any party in accordance with the provisions thereto including reasonable and written notice by email to christine.feely@gmail.com and jrubinzoe@gmail.com of all hearings, meetings and negotiations to be held in connection with this project and related applications.

This application makes specific verified allegations of unreasonable impairment of natural resources: the reasonably likely threat of increased storm water runoff, habitat destruction, tree removal, alteration of wetlands and landscape and the release of pollutants into the environment. Thus, the undersigned intervene in this proceeding on the filing of this Verified Notice of Intervention, and respectfully request advance, reasonable and written notice of all meetings and public hearings at which they may speak, present evidence and cross examine witnesses.


Respectfully, the Intervenors who have verified the application as noted below:



Christine Feely



Jessica Rubin



Gary Schulman

