

Issued: 5/3/2024

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 6, 2024
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 Special CIP Meeting, Monday, April 1, 2024
 - b. [Minutes](#) of the Regular Meeting, Monday, April 1, 2024

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **596 Mountain Road** – [Application](#) (IWW #1224) of Mountain Commons Condominium Association, 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 remove the existing tennis court with associated fencing and return the area to natural grass. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed based on an on-site soil survey prepared by a Registered Soil Scientist. (Presented for a determination of significance.)
 - [Narrative](#)
 - [Wetland Delineation Report](#)
4. **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 wetland regulated area. The applicant proposes the redevelopment of the former UConn Campus at 1800 Asylum Avenue, including the demolition of all existing buildings and the construction of twelve (12) new

buildings, including commercial / mixed-use and residential, a new private roadway and surface parking lots along with associated site improvements, including landscaping pedestrian pathways and site drainage. Work is proposed within the 150 ft. upland review area and with identified direct wetland and watercourses impacts. (Presented for a determination of significance.)

- [Narrative](#)
- [Stormwater Report](#)
- [Earthwork Exhibit](#)
- [Tree Removal Exhibit](#)
- [Wetland Impact Exhibit](#)
- [Plan Set: Part 1](#)
- [Plan Set: Part 2](#)
- [Plan Set: Part 3](#)
- [Environmental Containment Report](#)
- [Neighborhood Outreach](#)
- [Stewardship Plan](#)
- [Wetland Assessment Report: Part 1](#)
- [Wetland Assessment Report: Part 2](#)
- [Wetland Assessment Report: Part 3](#)

5. **10 Starkel Road** – [Application](#) (IWW #1226) of West Hartford Fellowship Housing, 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 underground electrical conduit to a utility pole on King Philip Drive to support their redevelopment project. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed based on an on-site soil survey prepared by a Registered Soil Scientist. (Presented for a determination of significance.)

- [Site Plan](#)
- [Narrative](#)
- [Wetland Report](#)

6. **71 Wolcott Road** – [Application](#) (SUP #1446) of the Town of West Hartford, requesting approval of a Special Use Permit to make security and site improvements to Wolcott School including a 1,459 square foot addition to the main office and building entry area, a new vehicle bypass lane, additional parking and associated site improvements including stormwater and landscaping. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for June 3, 2024.)

- [Site Plan](#)
- [Narrative](#)
- [Stormwater Report](#)

OLD BUSINESS:

7. **54 Hillsboro Drive** – [Application](#) (IWW #1019-R1-24) of VH, LLC, 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 construct a new single-family residence on the presently vacant lot. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Submitted for IWWA receipt on March 4, 2024. Determined to be potentially significance and scheduled for hearing on April 1, 2024. Hearing opened on April 1, 2024 and immediately continued without testimony to May 6, 2024).

Updated/Revised Materials:

- [Site Plan](#)
- [Architectural Plan Set](#)
- [Combined Staff Comments](#)
- [Response to Comments & Stormwater Report](#)

Originally Submitted Materials:

- [Site Plan](#)
- [Stormwater Calculations](#)
- [Narrative](#)

8. **153 Hunter Drive** – [Application](#) (IWW #1223) of J. Mottola (contractor) 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 16' x 34' inground fiberglass pool, patio and associated site work. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Presented for a determination of significance).

Updated/Revised Materials:

- [Wetland Soils Evaluation](#)
- [Plan Set](#)
- [Combined Staff Comments](#)
- [Response to Comments](#)

Originally Submitted Materials:

- [Narrative & Stormwater Report](#)
- [Plan Set](#)

TOWN COUNCIL REFERRAL:

9. **Ordinance Concerning Zoning Regulations for Cannabis Establishments**

- [Proposed Ordinance](#)
- [Proposed Schedule of Permitted Uses](#)

TOWN PLANNER'S REPORT:

10. None

INFORMATION ITEMS:

11. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, June 3, 2024 @ 7:00 PM
- TPZ Regular Meeting, July 1, 2024 @ 7:00 PM

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.