

Issued: 6/28/24

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, JULY 1, 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 Regular Meeting, Monday, June 3, 2024
  - b. [Minutes](#) of the Special Meeting, Monday, June 24, 2024

**COMMUNICATIONS:**

2.
  - a. [Request](#) to open and immediately continue application IWW #1227, for 11 Winterset Lane, to the August 5, 2024 regular meeting of the TPZ.
  - b. [Request](#) to open and immediately continue application SUP #1448, for 137 North Main Street, to the August 5, 2024 regular meeting of the TPZ.

**NEW BUSINESS:**

3. **1445 New Britain Avenue** – [Application](#) (SUP #1453) of SF WH Property Owner, LLC, 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 for Level 99. (Submitted for TPZ receipt on July 1, 2024. Suggest required public hearing be scheduled for August 5, 2024.)
  - [Site Plan](#)
  - [Narrative](#)

**OLD BUSINESS:**

4. **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. (Received by the TPZ on May 6, 2024. Required public hearing originally scheduled for June 3, 2024. At the request of the applicant, this item was opened and immediately continued to the July 1, 2024 Regular Meeting).

Updated Materials:

- [Site Plan](#) 6.18.24
- [Staff Report](#)
- [Public Outreach Notice](#)
- [Stormwater Report](#) 6.18.24
- [Response to Comments](#)

Originally Submitted Materials:

- [Site Plan](#)
- [Narrative](#)
- [Stormwater Report](#)
- [Combined Staff Comments](#)

5. **11 Winterset Lane** – [Application](#) (IWW #1227) of W. Berey, 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 is requesting a retroactive approval for a previously constructed bituminous sport court, in addition to approval for a newly planned rain garden to mitigate stormwater runoff. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Determined potentially significant on June 3, 2024 and set for public hearing on July 1, 2024. This hearing will be opened and immediately continued to August 5, 2024, per item 2a. on this agenda).

- [Site Plan](#)
- [Staff Comments](#)
- [Stormwater Report](#)

6. **134 Norwood Road** – [Application](#) (SUP #1449) of The Hartford Golf Club, requesting approval of a Special Use Permit to reconfigure the existing outdoor pool area with a new pool and hardscape. (Submitted for TPZ receipt on June 3, 2024. Required public hearing scheduled for July 1, 2024).

- [Site Plan](#)
- [Narrative](#)
- [Stormwater Report](#)
- [Existing Conditions Survey](#)

7. **137 North Main Street** – [Application](#) (SUP #1448) of The American School for the Deaf, requesting approval of a Special Use Permit to regrade the southeast portion of the campus open lawn area in order to construct a new natural turf sports field. (Submitted

for TPZ receipt on June 3, 2024 and scheduled for public hearing on July 1, 2024. This hearing will be opened and immediately continued to August 5, 2024, per item 2b. on this agenda).

- [Site Plan](#)
- [Narrative](#)
- [Stormwater Report](#)
- [Request to Continue](#)

**TOWN COUNCIL REFERRAL:**

8. None

**TOWN PLANNER'S REPORT:**

9. None

**INFORMATION ITEMS:**

10. None

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

- TPZ Special Meeting, July 17, 2024 @ 6:00 PM
- TPZ Regular Meeting, August 5, 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](mailto:suzanneo@westhartfordct.gov) or (860) 561-7580, as soon as possible, preferably seven days beforehand.