



Issued: 6/5/24

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, JUNE 3, 2024  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**MINUTES**

**ATTENDANCE:** Chair, Kevin Ahern; Vice Chair, Gordon Binkhorst; Commissioners: Liz Gillette, Josh Kaplan; Alternates: Nancy Grassilli; Town Staff: Todd Dumais, Town Planner

**ABSENT:** Donald Neville, Andrea Gomes, John Lyons

**CALL TO ORDER/ROLL CALL: 7:05 P.M.**

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**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, May 6, 2024 – **Motion/Binkhorst; Second Grassilli; Vote 5-0**

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**COMMUNICATIONS:**

2.
  - a. Request to Open and Immediately Continue SUP #1446 for 71 Wolcott Road

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Grassilli) to **receive** this communication.

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**NEW BUSINESS:**

3. **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. (Presented for a determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Kaplan)(Grassilli seated for Gomes) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, July 1<sup>st</sup>, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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4. **134 Norwood Road** – Application (IWW #1228) of The Hartford Golf Club, 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 reconfigure the existing outdoor pool area with a new pool and hardscape. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Presented for a determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gillette)(Grassilli seated for Gomes) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

**134 NORWOOD ROAD**  
**INLAND WETLAND APPLICATION IWW #1228**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **134 Norwood Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1228** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant’s purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetlands or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **134 Norwood Road**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any additional site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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- 5. **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. Suggest required public hearing be scheduled for July 1, 2024.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Kaplan; Second/Binkhorst)(Grassilli seated for Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, July 1st, 2024 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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- 6. **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. Suggest required public hearing be scheduled for July 1, 2024.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gillette)(Grassilli seated for Gomes) to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, July 1st, 2024 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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**OLD BUSINESS:**

- 7. **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 scheduled for June 3, 2024. At the request of the applicant, this item will be opened and immediately continued to the July 1, 2024 Regular Meeting per Item #2a.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Binkhorst; Second/Gillette )(Grassilli seated for Gomes) to **continue** this matter to the regularly scheduled meeting on **Monday, July 1, 2024 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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**TOWN COUNCIL REFERRAL**

- 8. None

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**TOWN PLANNER’S REPORT:**

- 9. None

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**MEETING ADJOURNED: 7:32 P.M. Motion/Binkhorst; Second/Gillette – Vote: 5-0**