



Issued: 8/2/24

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 5, 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, July 1, 2024
 - b. [Minutes](#) of the Special Meeting, Monday, July 17, 2024

COMMUNICATIONS:

2.
 - a. [Request](#) to withdraw application SUP #1448, for 137 North Main Street, to the August 5, 2024 regular meeting of the TPZ.

NEW BUSINESS:

3. **95 Westminster Drive** – [Application](#) (SUP #1455) of the Town of West Hartford requesting approval of a temporary Special Use Permit to install an approximately 5,000 s.f. +/- temporary classroom building at the Duffy School. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for September 4, 2024.)

OLD BUSINESS:

4. **1800 Asylum Avenue** – [Application](#) (IWW #1225) 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. (Submitted for TPZ receipt on May 6, 2024 and set for public hearing on June 24, 2024. On June 24th, the public hearing was opened and immediately continued, without testimony to July 17, 2024. On July 17, 2024, the public hearing was continued to August 5, 2024)

Plans, Comment Responses and Supporting Documentation as of 7/31/24:

- [Revised Plan Sheets](#) – 7.29.24
- [Response to Staff Comments](#) -- 7.26.24
- [Response to SLR Comments](#) -- 7.26.24
- [Wetland Resource Field Notification Sign](#) – 7.30.24
- [Conservation Easement Exhibit](#) – 7.30.24
- [Construction Fence Location Map](#) – 7.11.24
- [PCB Remedial Action Plan](#) – 6.27.24
- [Wetland Assessment Report 1 of 3](#) – 7.26.24
- [Wetland Assessment Report 2 of 3](#) - 7.26.24
- [Wetland Assessment Report 3 of 3](#) - 7.26.24
- [Tree Inventory](#) – 7.29.24

Staff and Consultant Review Comments – Round Three

- [Staff Comments – Round 3](#) – 7.17.24
- [SLR Comments – Round 3](#) – 7.17.24

Plans, Comment Responses and Supporting Documentation as of 7/12/24:

- [Plan Set 1 of 4](#) – 7.12.24
- [Plan Set 2 of 4](#) – 7.12.24
- [Plan Set 3 of 4](#) – 7.12.24
- [Plan Set 4 of 4](#) – 7.12.24
- [Response to Staff Comments](#) -- 7.12.24
- [Response to SLR Comments](#) -- 7.12.24
- [Conservation Easement Exhibit](#) – 7.12.24
- [Wetland Buffer Area Exhibit](#) – 7.12.24
- [Tree Inventory](#) -- 5.29.24

Staff and Consultant Review Comments – Round Two:

- [Staff Comments – Round 2](#) – 7.3.24
- [SLR Comments – Round 2](#) – 7.1.24

Plans, Comment Responses and Supporting Documentation as of 6/17/24:

- [Plan Set 1 of 4](#) – 6.17.24
- [Plan Set 2 of 4](#) – 6.17.24
- [Plan Set 3 of 4](#) – 6.17.24
- [Plan Set 4 of 4](#) – 6.17.24
- [Response to Staff Comments](#) -- 6.17.24
- [Response to SLR Comments](#) -- 6.17.24
- [Comparison Plan to 4-19-24](#) – 6.7.24
- [Comparison Plan to 11-17-23](#) – 6.7.24
- [Comparison Plan to 5-4-23](#) – 6.7.24
- [Earthwork Exhibit](#) – 6.7.24
- [Conservation Easement Exhibit](#) – 6.7.24
- [Wetland Impact Exhibit](#) – 6.7.24
- [Tree Removal Exhibit](#) – 6.7.24
- [Townhome Sidewalk Comparison Exhibit](#) 6.7.24

Staff and Consultant Review Comments – Round One:

- [Staff Comments – Round 1](#) – 5.22.24
- [SLR Comments – Round 1](#) – 5.23.24

Original Application Materials:

- [Plan Set 1 of 3](#) – 4.19.24
- [Plan Set 2 of 3](#) – 4.19.24
- [Plan Set 3 of 3](#) – 4.19.24
- [Project Narrative](#) -- 4.19.24
- [Stormwater Report](#) – 4.19.24
- [Wetland Assessment Report 1 of 3](#) – 4.19.24
- [Wetland Assessment Report 2 of 3](#) – 4.19.24
- [Wetland Assessment Report 3 of 3](#) – 4.19.24
- [Land Stewardship/ Management Plan](#) – 4.23.24
- [Tree Removal Exhibit](#) -- 4.19.24
- [Neighborhood Outreach Description](#) – 4.19.24
- [Earthwork Exhibit](#) – 4.19.24
- [Environmental Containment Report](#) 4.19.24
- [Wetland Impact Exhibit](#) – 4.19.24
- [Permitting Timeline](#) -- 5.17.24

5. **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.)

Updated Materials

- [Updated Architectural Plans](#)- 8.2.24
- [Community Outreach Report](#) – 8.1.24
- [Combined Staff Comments](#) – 8.1.24
- [Response to Staff Comments](#) – 8.1.24
- [Narrative](#) – 8.2.24

Originally Submitted Materials

- [Site Plan](#)
- [Narrative](#)
- [Updated Architectural Plans](#)- 7.26.24

6. **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).

Updated Materials:

- [Response to Staff Comments](#) – 6.17.24
- [Updated Plans](#)- 7.9.24
- [Staff Comments -Round 2](#) – 8.1.24

Originally Submitted Materials:

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

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. (This application has been withdrawn by the applicant per item #2a. on this agenda.)

TOWN COUNCIL REFERRAL:

8. [Application](#) filed on behalf of SF WH PROPERTY OWNER, LLC, the owner of Special Design District (SDD) #6, more commonly known as the Corbin Collection, to amend the existing SDD to accommodate a new proposed indoor recreation or amusement facility with restaurant in the upper level of the former Sears building. Contemplated improvements include, façade, signage and site modifications.

- [Plan Set](#) – 6.15.24
- [Updated Architectural Plans](#)- 8.1.24
- [Combined Staff Comments](#) – 8.1.24
- [Sewer Adequacy Letter](#) – 6.18.24
- [Response to Staff Comments](#) – 8.2.24
- [Community Outreach Report](#) – 8.1.24
- [DRAC Referral Letter](#) – 7.31.24
- [Town Council Action Letter](#) – 6.25.24

9. Resolution Authorizing the Acceptance of Easements to Support an Infrastructure Improvement Project on 1800 Asylum Avenue and 1710 Asylum Avenue.

- [Easement Referral Letter](#) – 7.26.24
- [Easement Map-1710 Asylum](#)
- [Easement Resolution](#) – 6.24.24
- [Easement Map -1800 Asylum](#)

TOWN PLANNER’S REPORT:

10. None

INFORMATION ITEMS:

11. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, September 4, 2024 @ 7:00 PM
- TPZ Regular Meeting, October 7, 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.