

Issued: 10/4/24

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 7, 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, Wednesday, September 4, 2024

COMMUNICATIONS:

2.
 - a. [Request](#) to transfer IWW #1203 from WEHA Development Group East, LLC to West Hartford Developers, LLC, per section 11.9 of the West Hartford IWW Regulations.
 - b. Woodridge Lake Association – [Drawdown Notice](#)
 - c. American School for the Deaf – [Update](#) on current and future development plans for the campus

NEW BUSINESS:

3. **2865 Albany Avenue** – [Application](#) (SUP #1377-LB-24) of Renbrook School, requesting TPZ review and look-back of compliance with the conditions of SUP #1377. Originally approved in May of 2022 for the installation of a synthetic turf athletic field. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)
 - [Application Materials](#)
4. **1678 Asylum Avenue** – [Application](#) (SUP #1378-LB-24) of the University of St. Joseph, requesting TPZ review and look-back of compliance with the conditions of SUP #1378. Originally approved in May of 2022 for the installation of a synthetic turf softball field.

(Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

- [Application Materials](#)
- [Approved Plan Set](#)
- [As-Built Survey](#) -- 3.16.23

5. **160 Mohegan Drive** – [Application](#) (SUP #1383-LB-24) of The Children’s Museum Inc., on behalf of The Emanuel Synagogue, (R.O.). Originally approved in August of 2022 to temporarily house the Children’s Museum. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

- [Application Materials](#)

6. **134 Norwood Road** – [Application](#) (SUP #1426-R1-24) of the Hartford Golf Club, requesting approval to renovate one existing fire pit area, add an additional fire pit adjacent to the existing one and add approximately 1,200 square feet of new patio area. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 4, 2024.)

- [Plan Set](#) – 9.27.24
- [Design Renderings](#) – 9.30.24
- [Project Narrative](#)

OLD BUSINESS:

7. **139 North Main Street** - Application (SUP #1404) of the American School for the Deaf requesting approval of a Special Use Permit to build two one-story dormitory buildings in the campus quadrangle and make associated site improvements. (**Project update pursuant to [Item #2c](#). noted above**)

8. **76 LaSalle Road** – [Application](#) (SUP #1458) of Heather Moran of The Book Club, LLC, requesting approval to operate a private school in order to offer short-term (45 minutes – 1 hour) classes for toddlers through upper elementary school students in groups of 12-15 children at one time. (Submitted for TPZ receipt on September 4, 2024 and the required public hearing scheduled for October 7, 2024.)

- [Business Plan](#)
- [Floor Plan](#)
- [Combined Staff Comments](#)
- [Responses to Comments](#) – 9.16.24

9. **60 Wampanoag Drive** – [Application](#) (SUP #1459) of Wampanoag Country Club, (R.O.), requesting approval of a Special Use Permit for the construction of a new +/- 39,092 Sq.Ft. clubhouse building, associated landscaping and site grading, all to replace the former

clubhouse building that was destroyed by fire in April of 2024. Included in this request is a proposal for the installation of a 30' x 75' tent to support Club operations while the new building is being constructed. Pursuant to Section 177-50 M, the applicant has requested a waiver of the application fee. (Submitted for TPZ receipt on September 4, 2024 and the required public hearing scheduled for October 7, 2024.)

- [Plan Set](#) – 9.30.24
- [Narrative](#) – 8.23.24
- [Stormwater Report](#) – 9.30.24
- [Staff Report](#)
- [Design Renderings](#) – 9.30.24
- [Fee Waiver Request](#) – 8.30.24
- [Combined Staff Comments](#) – 10.3.24
- [Response to Staff Comments](#) – 9.30.24

TOWN COUNCIL REFERRAL:

10. None

TOWN PLANNER'S REPORT:

11. Affordable Housing Plan: 2024-2029 - Update and Overview

INFORMATION ITEMS:

12. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, November 4, 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.