

Issued: 1/3/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 6, 2025
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, December 2, 2024

COMMUNICATIONS:

2. None

NEW BUSINESS:

3. None

OLD BUSINESS:

4. **170 Kingswood Road** – Application (SUP #1394-LB-24) of the Kingswood Oxford School, requesting TPZ review and look-back of compliance with the conditions of SUP #1394. Originally approved in December of 2022 for the construction of dugouts and the installation of protective netting for the varsity baseball field. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for January 6, 2025.)

[170 Kingswood Road Application Materials](#) *This link contains the following:*

- Application Form
- Look-Back Narrative
- Photos of Completed Project

5. **1710 Asylum Avenue & 1800 Asylum Avenue** – Application (IWW #1229) of the Town of West Hartford, 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 to replace two existing culverts within the East Branch of Trout Brook, near Asylum Avenue, as Phase 1 of a multi-phase project to alleviate flooding in the project vicinity. Work is proposed within the 150 ft. upland review area and within the watercourse, which results in both temporary and permanent direct wetland impacts. (Presented for a determination of significance)

[1710 Asylum & 1800 Asylum Ave Application Materials](#) *This link contains the following:*

- Application Form
- Plans
- Project Narrative and Reports

TOWN COUNCIL REFERRAL:

6. **29 Highland Street** – Application filed on behalf of Vessel RE Holdings LLC and Vessel Technologies, Inc., contractor purchaser of 29 Highland Street, for change of zone of approximately 2.3 +/- acres of the site from a RI single-family zone to a RM-1 multifamily residence district with Special Development District Designation overlay for the redevelopment of the site into a new 112 unit multifamily residential development which will qualify as a “set-aside development” under General Statutes Section 8-30g. Associated parking and site amenities are also proposed.

[29 Highland Street Application Materials](#) *This link contains the following:*

- Application Narrative Letter
- Zoning Map Amendment Map Sheet
- Civil Plan Set
- Architectural Plan Set
- Stormwater Management Report
- Geotechnical Report
- Affordable Housing Needs Memo
- Staff Comments

7. [Resolution Accepting 2649-2679 Albany Avenue Service Driveway as a Public Street.](#)

- Survey – Plan Showing “Service Driveway” and Storm Easements

8. **1800 Asylum Avenue** – Application filed on behalf of WeHa Development Group, LLC owner of 1800 Asylum Avenue, for change of zone of approximately 33.5 acres of the site from a R-10 single-family zone to a BS shopping center zone with Special Development District Designation (SDD) overlay for the redevelopment of the site into a new mixed-use development of commercial and residential uses along with associated parking and site amenities. **(NOTE: This item will be presented to the TPZ at its regular meeting in February.)**

[1800 Asylum Avenue Application Materials](#) *This link contains the following:*

- Application Narrative Letter
- Application Enclosures (a-r)
- Civil Plan Set
- Culvert Easement Exhibit
- DRAC Referral Letter
- Sewer Adequacy Letter
- Architectural Plan Set
- Stormwater Report
- Parking Analysis
- Traffic Study
- Staff Comments

TOWN PLANNER’S REPORT:

9. **TPZ / IWWA 2024 Annual Report** – Communication from the TPZ/IWWA on the Draft 2024 Annual Report of activities of the Commission/Agency to the Town Council.
10. **POCD Implementation Progress Report** – Discussion of a Draft POCD Implementation Progress Report.

INFORMATION ITEMS:

11. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, February 3, 2025 @ 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.