



Issued: 3/5/2025

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, MARCH 3, 2025  
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, Don Neville, John Lyons; Town Staff: Brian Pudlik, Senior Planner

**ABSENT:** Commissioner Andrea Gomes

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

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**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, February 3, 2025: **Motion to approve minutes** – Binkhorst/ Second; Grassilli - **Vote: 5-0; YEA:** Ahern, Binkhorst, Kaplan, Gillette and Grassilli (seated for Gomes); **NAY:** None

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**COMMUNICATIONS:**

2. **110 Beechwood Road** - Notice of the Town Planner’s intent to approve, pursuant to section 177-42 (A)(9), a request filed by the Town of West Hartford to refurbish and relocate an existing scoreboard from the varsity baseball field to the varsity softball field at Conard High School.

The TPZ acted by **unanimous vote (5-0)** [Motion/Lyons; Second/Gillette; **YEA:** Ahern, Binkhorst, Kaplan, Gillette, Lyons (seated for Gomes); **NAY:** None] to **receive** this communication.

3. **128 Sedgwick Road** - Notice of the Town Planner’s intent to approve, pursuant to section 177-42 (A)(9), a request filed by the Town of West Hartford to install 8’ x 10’ greenhouse at Sedgwick Middle School.

The TPZ acted by **unanimous vote (5-0)** [Motion/Binkhorst; Second/Neville; **YEA:** Ahern, Binkhorst, Kaplan, Gillette, Neville (seated for Gomes); **NAY:** None] to **receive** this communication.

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**NEW BUSINESS:**

4. **60 Brook Street** – Application (IWW #1230) of Tecca Ventures, 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 to install a stormwater

management and treatment system within an existing paved area. Work is proposed within the 150 ft. upland review area with no proposed direct wetland impacts. (Submitted for IWWA receipt on March 3, 2025. 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 *YEA*: Ahern, Binkhorst, Kaplan, Gillette, Grassilli (seated for Gomes); *NAY*: None] to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, April 7th, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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5. **36 Brookline Drive** – Application (IWW# 1231) of Mr. Friend, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 3rd, 2025. Suggest required public hearing be scheduled for April 7th, 2025.)

The TPZ, also acting as the IWWA acted by **unanimous vote (5-0)** [Motion/Binkhorst; Second/Gillette *YEA*: Ahern, Binkhorst, Kaplan, Gillette, Lyons (seated for Gomes); *NAY*: None] to schedule this matter for public hearing on **Monday, April 7, 2025.**

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**OLD BUSINESS / PUBLIC HEARING:**

6. None

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**TOWN COUNCIL REFERRAL:**

7. None

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**TOWN PLANNER’S REPORT:**

8. **POCD Implementation Progress Report** – Discussion of a Draft POCD Implementation Progress Report. (*Continued discussion from 2/3/25 meeting*)  
**No action taken by the TPZ**

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**ANNUAL MEETING**

9. **Annual Meeting:** TPZ election of officers, selection of committee representatives, and approval of rules and regulations.

**No action taken by the TPZ**

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**INFORMATION ITEMS:**

10. None

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**MEETING ADJOURNED: 7:58 P.M. Motion/Binkhorst; Second/Kaplan; Vote 5-0; YEA:** Ahern, Binkhorst, Kaplan, Gillette, Neville (seated for Gomes); **NAY:** None

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**NOTE:** A digital recording of this meeting is available for public review by contacting Planning and Zoning staff by phone at 860.561.7552 or by email at [comment.tpz@westhartfordct.gov](mailto:comment.tpz@westhartfordct.gov).