

Issued: 4/4/25

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, APRIL 7, 2025  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**CORRECTED AGENDA**

[Legal Notice](#) for April 7, 2025

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

**MINUTES:**

1. Approval of Minutes:
  - a. [Minutes](#) of the Regular Meeting, Monday, March 3, 2025

**COMMUNICATIONS:**

2. None

**NEW BUSINESS:**

3. **1420 Farmington Avenue** – Application (IWW #1232) of the MDC, 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 work associated with the replacement of an existing six-million-gallon water holding tank. Work is proposed within the 150 ft. upland review area with no proposed direct wetland impacts. (Submitted for IWWA receipt on April 7, 2025. Presented for a determination of significance).

[1420 Farmington Avenue Application](#)

***This link provides access to the following application materials:***

- Application Form
- Plan Set
- Project Narrative
- Site photos

4. **137 North Main Street** – Application (SUP #1448) of The American School for the Deaf, requesting approval of a Special Use Permit to construct a lighted multi-sport court, a multi-use track and synthetic turf infield area, together with associated site grading and drainage. (Submitted for TPZ receipt on April 7, 2025. Suggest required public hearing be schedule for May 5, 2025 and suggest a referral to DRAC at their next available meeting).

[137 North Main Street Application](#)

***This link provides access to the following application materials:***

- Application Form
- Stormwater Report
- Plan Set
- Project Narrative

5. **137 North Main Street** – Application (SUP #1429-R1-25) of The American School for the Deaf, requesting approval of a Special Use Permit to construct a new +/-2,442 square foot maintenance garage in lieu of the previously approved, but never built garage in the adjacent parking lot to the east. (Submitted for TPZ receipt on April 7, 2025. Suggest required public hearing be schedule for May 5, 2025 and suggest a referral to DRAC at their next available meeting).

[137 North Main Street Application](#)

***This link provides access to the following application materials:***

- Application Form
- Plan Set
- Project Narrative

6. **20 Jefferson Avenue** – Application (SUP #1470) of Kareem Ayodeji, requesting approval of a Special Use Permit to operate a new place of worship in a portion of the existing multi-tenant building. (Submitted for TPZ receipt on April 7, 2025. Suggest required public hearing be schedule for May 5, 2025).

[20 Jefferson Avenue Application](#)

***This link provides access to the following application materials:***

- Application Form
- Plan Set
- Project Narrative

**OLD BUSINESS:**

7. **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 and determined to be potentially significant and set for public hearing on April 7, 2025.)

[60 Brook Street Application](#)

*This link provides access to the following application materials:*

**Updated Application Materials and Responses to Comments – 3/31/25:**

- Responses to Staff Comments
- Revised Plans
- Updated Project Narrative
- Updated Stormwater Report
- Soil Management Plan
- Final Staff Comments

**Original Application Materials and Staff Comments:**

- Application Form
- Plan Set
- Project Narrative and Stormwater Report
- Wetland Soils Report
- Staff Comments

8. **36 Brookline Drive** – Application (IWW# 1231) of H. & J. Lankau, 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 3, 2025 and determined to be potentially significant and set for public hearing on April 7, 2025.)

[36 Brookline Drive Application](#)

*This link provides access to the following application materials:*

**Updated Application Materials – 3/18/25:**

- Updated Wetland Soils Report
- Updated Soil Delineation Map

**Original Application Materials and Staff Comments:**

- Application Form
- Soil Delineation Map
- Project Narrative
- Wetland Soils Report
- Staff Comments

**TOWN COUNCIL REFERRAL:**

9. [Resolution](#) Authorizing the Execution of Permanent Easements to Support the Development Project at 10-50 Starkel Road.
10. An [Ordinance](#) Concerning Amusement Devices.

**TOWN PLANNER’S REPORT:**

11. None

## **ANNUAL MEETING**

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

## **INFORMATION ITEMS:**

13. None

## **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, May 5, 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](mailto:suzanneo@westhartfordct.gov) or (860) 561-7580, as soon as possible, preferably seven days beforehand.