

Issued: 5/2/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 5, 2025
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

[Legal Notice](#) for May 5, 2025

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

MINUTES:

- 1) Approval of Minutes:
 - a) [Minutes](#) of the Special CIP Meeting, Monday, April 7, 2025
 - b) [Minutes](#) of the Regular Meeting, Monday, April 7, 2025

COMMUNICATIONS:

- 2) [Request for Fee Waiver](#): 157 Westmont – IWW #1234

NEW BUSINESS:

- 3) **2865 Albany Avenue** – Application (IWW #1233) of BSC Group, on behalf of Renbrook School, 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 new lighted tennis courts with accompanying sidewalks, associated site grading and stormwater detention area. Work is proposed within the 150 ft. upland review area with no proposed direct wetland impacts. (Submitted for IWWA receipt on May 5, 2025. Presented for a determination of significance).

[2865 Albany Avenue Application](#)

This link provides access to the following application materials:

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

- 4) **2865 Albany Avenue** – Application (SUP #1472) of BSC Group, on behalf of Renbrook School, requesting approval of a Special Use Permit to install new lighted tennis courts with accompanying sidewalks, associated site grading and stormwater detention area. (Submitted for TPZ receipt on May 5, 2025. Suggest required public hearing be schedule for June 4, 2025).

[2865 Albany Avenue Application](#)

This link provides access to the following application materials:

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

- 5) **157 Westmont** – Application (IWW# 1234) of B. Boland (homeowner), 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 May 5, 2025. Suggest required public hearing be scheduled for June 4, 2025. Note that this application is accompanied by a fee waiver request).

[157 Westmont Application](#)

This link provides access to the following application materials:

- Application Form
- Wetland Boundary Survey
- Wetland Report
- Fee Waiver Request

- 6) **157 Westmont** – Application (IWW #1235) of B. Boland (homeowner), 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 conduct site work including filing, grading and rebuilding a retaining wall in order to improve the usability of the backyard. Work is proposed within the 150 ft. upland review area with no proposed direct wetland impacts. (Submitted for IWWA receipt on May 5, 2025. Presented for a determination of significance).

[157 Westmont Application](#)

This link provides access to the following application materials:

- Application Form
- Site Work Plan
- Project Narrative
- Site Photos

- 7) **160 Simsbury Road** – Application (IWW #1236) of Oceanport Realty Capital, 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 add additional parking and associated stormwater improvements as part of the conversion of the property from an age-restricted community to general multi-family housing. Work is proposed within the 150 ft. upland review area with no proposed direct wetland impacts. (Submitted for IWWA receipt on May 5, 2025. Presented for a determination of significance).

[160 Simsbury Road Application](#)

This link provides access to the following application materials:

- Application Form
- Project Narrative
- Drainage Report
- Wetland Report
- Plan Set
- DEEP Report

OLD BUSINESS:

- 8) **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. (Received by the TPZ on April 7, 2025. Required public hearing scheduled for May 5, 2025).

[137 North Main Street Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – 4/29/25

- Responses to Comments
- Updated Plan Set
- DRAC Referral Letter
- Staff Report
- Updated Stormwater Report

Original Application Materials and Staff Comments

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

- 9) **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. (Received by the TPZ on April 7, 2025. Required public hearing scheduled for May 5, 2025).

[137 North Main Street Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – 4/23/25

- Responses to Comments
- Updated Plans
- DRAC Referral Letter
- Existing Site Photos
- Staff Report

Original Application Materials and Staff Comments

- Application Form
- Plan Set
- Project Narrative
- Staff Comments

10) **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. (Received by the TPZ on April 7, 2025. Required public hearing scheduled for May 5, 2025).

[20 Jefferson Avenue Application](#)

This link provides access to the following application materials:

Updated Materials – 4/28/25

- Updated Operational Narrative
- Updated Plan Set
- Staff Report
- Staff Comments

Original Application Materials

- Application Form
- Project Narrative
- Plan Set

TOWN COUNCIL REFERRAL:

11) None

TOWN PLANNER’S REPORT:

12) None

ANNUAL MEETING

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

INFORMATION ITEMS:

14) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, June 4, 2025 @ 7:00 PM *WEDNESDAY MEETING*
- TPZ Regular Meeting, July 7, 2025 @ 7:00 PM
- TPZ Regular Meeting, August 4, 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.