

Issued: 5/9/25

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

MINUTES

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Gordon Binkhorst; Commissioners: Liz Gillette; Alternates: Nancy Grassilli, John Lyons; Town Staff: Todd Dumais, Town Planner; Robert Gosselin, Associate Planner

ABSENT: Commissioners Josh Kaplan and Andrea Gomes; Alternate Commissioner Donald Neville

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: **Motion to approve minutes – Binkhorst/ Second; Grassilli – Vote 5-0; YEA:** Ahern, Binkhorst, Grassilli (seated for Gomes), Lyons (seated for Kaplan); **NAY:** None
 - b. Minutes of the Regular Meeting, Monday, April 7, 2025: **Motion to approve minutes – Lyons/ Second; Grassilli – Vote 5-0; YEA:** Ahern, Binkhorst, Grassilli (seated for Gomes), Lyons (seated for Kaplan); **NAY:** None

COMMUNICATIONS:

2. Applicant request to waive fee for application IWW#1234 at 157 Westmont.

The TPZ acted by **vote (4-1)** [Motion/Gillette; Second/Binkhorst; **YEA:** Ahern, Binkhorst, Grassilli (seated for Gomes); **NAY:** Lyons (seated for Kaplan)] to **deny** this request.

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).

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/Gillette; Second/Binkhorst **YEA:** Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); **NAY:** None] to find the

proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Wednesday, June 4, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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).

The TPZ acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Grassilli YEA: Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to schedule this matter for public hearing at the regularly scheduled meeting on **Wednesday, June 4, 2025 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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.)

The TPZ, also acting as the IWWA acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Lyons YEA: Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to schedule this matter for public hearing at the regularly scheduled meeting on **Wednesday, June 4, 2025 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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).

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, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Wednesday, June 4, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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).

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, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Wednesday, June 4, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

OLD BUSINESS / PUBLIC HEARING:

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).

The TPZ acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Lyons YEA: Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to open and immediately continue this item without testimony to the regularly scheduled meeting on **Wednesday, June 4, 2025 at 7:15 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

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).

The TPZ acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Lyons YEA: Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to open and immediately continue this item without testimony to the regularly scheduled meeting on **Wednesday, June 4, 2025 at 7:15 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

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).

After detailed discussions and deliberations on the matter, the TPZ acted by **unanimous vote (5-0) [Motion/Gillette; Second/Grassilli YEA: Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); NAY: None]** to **APPROVE** the Special Use Permit application subject to the following conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.

- c. The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
- 2. Materials submitted and reviewed as part of this application are incorporated by reference in this approval.
- 3. No occupancy of the tenant space shall be permitted until all applicable building and fire code compliance is established through issuance and approval of property building permits, as may be necessary, and a final inspection by the Planning Division is required to ensure compliance with the approved plan.
- 4. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May 2027 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
- 5. This letter of approval shall be stripped onto the final plan.

TOWN COUNCIL REFERRAL:

11. **None**

TOWN PLANNER’S REPORT:

12. **None**

ANNUAL MEETING

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

No action taken by the TPZ

INFORMATION ITEMS:

13. **None**

MEETING ADJOURNED: 8:27 P.M. Motion/Gillette; Second/Binkhorst YEA: Ahern, Binkhorst, Gillette, Grassilli (seated for Gomes), Lyons (seated for Kaplan); **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.