



Approved: 5/5/25

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

AMENDED MINUTES

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

ABSENT: Alternate Commissioner Donald Neville

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

MINUTES:

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

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).

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, Gomes, Kaplan, Gillette; **NAY:** None) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

1420 FARMINGTON AVENUE
INLAND WETLAND APPLICATION IWW #1232
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **1420 Farmington Avenue** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1232** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetlands or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.

- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **1420 Farmington Avenue**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any additional site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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).

The TPZ acted by **unanimous vote (5-0) (Motion/Binkhorst; Second/Gomes YEA: Ahern, Binkhorst, Kaplan, Gillette, Gomes; NAY: None)** to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, May 5, 2025 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street** and to refer the application to the DRAC at their next available meeting.

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).

The TPZ acted by **unanimous vote (5-0) (Motion/Binkhorst; Second/Gomes YEA: Ahern, Binkhorst, Kaplan, Gillette, Gomes; NAY: None)** to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, May 5, 2025 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street** and to refer the application to the DRAC at their next available meeting.

- 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).

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

OLD BUSINESS / PUBLIC HEARING:

- 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.)

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/Gomes; Second/Binkhorst YEA: Ahern, Binkhorst, Gomes, Kaplan, Gillette; NAY: None)** to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

60 BROOK STREET
INLAND WETLAND APPLICATION IWW #1230
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **60 Brook Street** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1230** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant’s purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **60 Brook Street**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.

- 4.) All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.
- 5.) Prior to the start of any additional site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 6.) A final as built survey shall be submitted to the Town Planner upon completion of all work.
- 7.) The applicant shall prepare a wetlands buffer maintenance planting plan to include invasive species removal and monitoring for the new wetlands buffer planting area. Said plan shall, at a minimum, provide for an assessment of the invasive species removal, wetlands creation, and wetland enhancement plantings and identify any corrective actions required.
- 8.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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.)

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/Gomes; Second/Binkhorst YEA: Ahern, Binkhorst, Gomes, Kaplan, Gillette; NAY: None)** to **APPROVE** the proposed amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford.

TOWN COUNCIL REFERRAL:

9. Resolution Authorizing the Execution of Permanent Easements to Support the Development Project at 10-50 Starkel Road.

After a detailed review of the application and its related exhibits, the TPZ acted by **unanimous vote (5-0) (Motion/Binkhorst; Second/Kaplan; YEA: Ahern, Binkhorst, Kaplan, Gomes; NAY: None)** to **RECOMMEND** approval of this referral to the Town Council.

10. An Ordinance Concerning Amusement Devices.

After a detailed review of the application and its related exhibits, the TPZ acted by **unanimous vote (5-0) (Motion/Gomes; Second/Binkhorst; YEA: Ahern, Binkhorst, Kaplan, Gomes; NAY: None)** to **RECOMMEND** approval of this referral to the Town Council.

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.

- a. Chair – **Kevin Ahern nominated – Vote 5-0 – Approved** (Motion/Binkhorst; Second/Gillette **YEA:** Ahern, Binkhorst, Kaplan, Gomes, Gillette; **NAY:** None)
- b. Vice-Chair – **Gordon Binkhorst nominated – Vote 5-0 – Approved** (Motion/Kaplan; Second/Gomes **YEA:** Ahern, Binkhorst, Kaplan, Gomes, Gillette; **NAY:** None)
- c. TPZ Secretary – **Todd Dumais nominated – Vote 5-0 – Approved** (Motion/Gomes; Second/Kaplan **YEA:** Ahern, Binkhorst, Kaplan, Gomes, Gillette; **NAY:** None)
- d. Liaison to the Town Council Community Planning and Economic Development subcommittee – **John Lyons nominated/ Nancy Grassilli alternate – Vote 5-0 – Approved** (Motion/Gomes; Second/Kaplan **YEA:** Ahern, Binkhorst, Kaplan, Gomes, Gillette; **NAY:** None)

INFORMATION ITEMS:

13. None

MEETING ADJOURNED: 9:15 P.M. Motion/Binkhorst; Second/Gomes; Vote 5-0; YEA: Ahern, Binkhorst, Kaplan, Gillette, Neville 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.