

Issued: 5/30/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 4, 2025
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

[Legal Notice](#) for June 4, 2025

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

MINUTES:

- 1) Approval of Minutes:
 - a) [Minutes](#) of the Regular TPZ Meeting, Monday, May 5, 2025

COMMUNICATIONS:

- 2) **35 Barksdale 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 a 8' x 10' shed at Norfeldt Elementary School.

[35 Barksdale Road Application](#)

This link provides access to the following application materials:

- Application Form
- Plan Set
- Town Planner Notice
- Project Narrative

NEW BUSINESS:

- 3) **137 North Main Street** – Application (SUP #1475) of The American School for the Deaf, requesting approval of a Special Use Permit to install a soccer field at the northeast corner of the property, together with protective netting and associated site grading and drainage (Submitted for TPZ receipt on June 4, 2025 and to set directly to public hearing as item 13 on this agenda).

[137 North Main Street Application](#)

This link provides access to the following application materials:

- Application Form
- Staff Comments

- Plan Set
- Project Narrative
- Responses to Staff Comments
- Staff Report

- 4) **76 Sheep Hill Drive** – Application (IWW #1237) of the Town of West Hartford 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 replace an existing 12” reinforced concrete storm drainage pipe and outlet within Hall High Brook, in addition to stream bank erosion restoration and reinforcement with gabions. Work is proposed within the 150 ft. upland review area and directly adjacent to and within the watercourse (Submitted for IWWA receipt on June 4, 2025. Presented for a determination of significance).

[76 Sheep Hill Drive Application](#)

This link provides access to the following application materials:

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

- 5) **60 Brook Street** – Application (IWW #1108-R1-25) of H-K Connecticut Holding Company, 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 conduct additional soil remediation work in the westerly portion of the site and within proximity of Jacob’s Brook. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Submitted for IWWA receipt on June 4, 2025. Presented for a determination of significance).

[60 Brook Street Application](#)

This link provides access to the following application materials:

- Application Form
- Plan Set
- Project Narrative
- Wetland Report
- Owner Authorization Letter
- Site Photos

OLD BUSINESS:

- 6) **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. (Determined potentially significant on May 5, 2025 and set for public hearing on June 4, 2025).

[2865 Albany Avenue Application](#)

This link provides access to the following application materials:

Late Items – 6/2/25

- Responses to Comments
- Updated Stormwater Report
- Revised Staff Comments
- Revised Plans

Updated Plans and Responses to Comments – 5/20/25

- Responses to Comments
- Updated Project Narrative
- Community Outreach Report
- Revised Plans

Original Application Materials and Staff Comments

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

- 7) **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:

Late Items – 6/2/25

- Responses to Comments
- Updated Stormwater Report
- Revised Staff Comments
- Revised Plans

Updated Plans and Responses to Comments – 5/20/25

- Responses to Comments
- Updated Project Narrative
- Revised Plans
- Community Outreach Report
- Staff Report

Original Application Materials and Staff Comments

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

- 8) **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. Required public hearing scheduled for June 4, 2025).

[157 Westmont Application](#)

This link provides access to the following application materials:

Updated Report and Responses to Staff Comments – 5/27/25

- Updated Wetland Report
- Responses to Comments

Original Application Materials

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

- 9) **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. Determined potentially significant and set for public hearing on June 4, 2025).

[157 Westmont Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – 5/27/25

- Responses to Comments
- Updated Wetland Report
- Updated Plan Set

Original Application Materials and Staff Comments

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

- 10) **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. Determined potentially significant and set for public hearing on June 4, 2025).

[160 Simsbury Road Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – 5/29/25

- Responses to Comments
- Updated Plan Set
- Revised Drainage Report
- Detention Basin Regulatory Opinion

Original Application Materials and Staff Comments

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

Items 11 – 13 for American School for the Deaf

The following link provides access to the ASD Master Plan map and Combined Project Narrative:

- [ASD – 2025 Combined Projects](#)

- 11) **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 opened and immediately continued on May 5, 2025 to the June 4, 2025 Regular meeting).

[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
- Staff Report
- Updated Plan Set
- Updated Stormwater Report
- DRAC Referral Letter

Original Application Materials and Staff Comments

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

- 12) **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 opened and immediately continued on May 5, 2025 to the June 4, 2025 Regular meeting).

[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 Planning Comments
- Existing Site Photos
- Updated Plans
- Staff Report
- DRAC Referral Letter

Original Application Materials and Staff Comments

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

- 13) **137 North Main Street** – Application (SUP #1475) of The American School for the Deaf, requesting approval of a Special Use Permit to install a soccer field at the northeast corner of the property, together with protective netting and associated site grading and drainage (This item was received under item #3 on this agenda).

[137 North Main Street Application](#)

This link provides access to the following application materials:

- Application Form
- Staff Comments
- Plan Set
- Responses to Staff Comments
- Project Narrative
- Staff Report

TOWN COUNCIL REFERRAL:

- 14) Application of Oceanport Realty Capital, LLC and OP 160 Simsbury LLC, contract purchaser of 160 Simsbury Road, for an amendment to existing Special Development District (SDD) #106, currently known as Hoffman Summerwood and Henley Woods. The application seeks to amend the approximately 9.9 acre Summerwood parcel at 160 Simsbury Road to allow a parking expansion, drainage and site related improvements to support a change of use of the existing building from age-restricted multifamily to non-age restricted multifamily housing units.

[160 Simsbury Road Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – 5/29/25

- Responses to Comments
- Updated Plan Set
- Revised Drainage Report
- Detention Basin Regulatory Opinion
- DRAC Referral Letter

Original Application Materials

- Town Council Action Letter
- Application Narrative
- Plan Set
- Drainage Report

- 15) [Resolution](#) Authorizing the Execution of an Easement in favor of the City of Hartford to Support Traffic Signalization improvements on Farmington Avenue.
- 16) [Resolution](#) Authorizing the Execution of an Easement in Favor of the Metropolitan District Commission to Support the Fern Street Bridge Replacement Project.

TOWN PLANNER'S REPORT:

- 17) None

INFORMATION ITEMS:

- 18) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, July 7, 2025 @ 7:00 PM
- TPZ Regular Meeting, August 4, 2025 @ 7:00 PM
- TPZ Regular Meeting, September 3, 2025 @ 7:00 PM (*Wednesday*)

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.