Town Plan and Zoning Commission
Town of West Hartford
50 South Main Street, Room 208, West Hartford, CT 06107
P: (860) 561-7555 www.westhartfordct.gov

Issued: 6/6/25

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

MINUTES

ATTENDANCE: **Chair: Kevin Ahern; Commissioners: Liz Gillette, Andrea Gomes & Josh Kaplan; Alternates: Nancy Grassilli, John Lyons & Don Neville; Town Staff: Todd Dumais, Town Planner; Brian Pudlik, Senior Planner & Robert Gosselin, Associate Planner**

ABSENT: **Commissioners Gordon Binkhorst**

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

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MINUTES:

1. Approval of Minutes:

    a. Minutes of the Regular Meeting, Monday, May 5, 2025: **Motion to approve minutes – Lyons/ Second; Gillette – Vote 4-0; *YEA*:** Ahern, Gillette, Grassilli & Lyons; ***NAY***: None

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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.

The TPZ acted by **unanimous vote (5-0)** [Motion/Kaplan; Second/Gomes; ***YEA*:** Ahern, Gillette, Gomes, Kaplan & Grassilli (seated for Binkhorst); ***NAY***: None] to **RECEIVE** this communication.

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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).

The TPZ acted by **unanimous vote (5-0)** [Motion/Gomes; Second/Kaplan; ***YEA*:** Ahern, Gillette, Gomes, Kaplan & Lyons (seated for Binkhorst); ***NAY***: None] to **RECEIVE** this application and set it directly for hearing.

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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

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/Kaplan; Second/Gomes; ***YEA***: Ahern, Kaplan, Gillette, Neville (seated for Binkhorst); ***NAY***: None] to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, July 7, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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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.

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/Kaplan; Second/Gillette ***YEA***: Ahern, Kaplan, Gillette, Grassilli (seated for Binkhorst); ***NAY***: None] to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, July 7, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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OLD BUSINESS / PUBLIC HEARING:

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.)

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/Lyons; *YEA***: Ahern, Kaplan, Gillette, Gomes, Lyons (seated for Binkhorst); ***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:

2865 ALBNANY AVENUE
INLAND WETLAND APPLICATION IWW #1233
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **2865 Albany Avenue** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1233** 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 **2865 Albany Avenue.**

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

1.) Plans & Materials submitted and reviewed as part of the public record are incorporated by reference in this approval 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.) 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.) Prior to the start of any 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.

5.) All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.

6.) A final as built certification shall be submitted to the Town Planner upon completion of all work.

7.) Certifications from all professionals involved in the design of this project, which state that all elements were constructed in the manner consistent with the approved plans, shall be submitted to the Town Planner prior to final project sign-off and use of the tennis courts.

8.) The Applicant shall submit a statement attesting that the stormwater infrastructure installed as part of this project will be maintained on an annual basis per the stormwater maintenance plan submitted as part of this application.

9.) 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.

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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.

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Kaplan*; YEA***: Ahern, Gillette, Gomes, Kaplan & Lyons (seated for Binkhorst); ***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. Plans & Materials submitted and reviewed as part of this application are incorporated by reference in this approval and shall guide the appearance, layout, and operation of the tennis courts and associated improvements.

3. The special use permit approval 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.

4. Prior to the start of any 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.

5. All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.

6. A final as built survey shall be submitted to the Town Planner upon completion of all work

7. Certifications from all professionals involved in the design of this project, which state that all elements were constructed in the manner consistent with the approved plans, shall be submitted to the Town Planner prior to final project sign-off.

8. Pursuant to West Hartford Code of Ordinances Section 177-42A (8a), the applicant shall return to the TPZ by August 2027 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

9. This letter of approval shall be stripped onto the final plan.

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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.

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

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9. **<u>157 Westmont</u>** – 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.

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/Neville; *YEA*: Ahern, Kaplan, Gillette, Gomes, Neville (seated for Binkhorst); *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:

<u>157 WESTMONT</u>
<u>INLAND WETLAND APPLICATION IWW #1233</u>
<u>COMPLIANCE WITH SECTION 10.2 and 10.4</u>
<u>STANDARDS AND CRITERIA FOR DECISION</u>

The request to conduct certain regulated activities at **157 Westmont** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1235** 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 **157 Westmont.**

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

1.) Plans & Materials submitted and reviewed as part of the public record are incorporated by reference in this approval 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.) 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.) Prior to the start of any 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.

5.) 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.

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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.

No action taken on this item. Public hearing will be held on June 23, 2024

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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.

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Grassilli *YEA***: Ahern, Gillette, Gomes, Kaplan & Grassilli (seated for Binkhorst); ***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:

    d. 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.

    e. 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.

    f. 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. Plans & Materials submitted and reviewed as part of this application are incorporated by reference in this approval and shall guide the appearance, layout, and operation of the sports court, track and associated improvements.

3. Prior to the start of any work associated with this project, all outstanding comments from the West Hartford Division of Engineering shall be addressed to the full satisfaction of that department.

4. The special use permit approval 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.

5. Prior to the filing of the Special Use Permit on the Land Records, the Applicant shall submit for review and approval by the Town Engineer and Town Planner, a yearly maintenance plan for the on-site stormwater infrastructure.

6. Prior to the start of any 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.

7. All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.

8. A final as built survey shall be submitted to the Town Planner upon completion of all work.

9. Certifications from all professionals involved in the design of this project, which state that all elements were constructed in the manner consistent with the approved plans, shall be submitted to the Town Planner prior to final project sign-off and use of the facilities.

10. Any change to the infill material used on the turf field shall be subject to review and approval by the TPZ.

11. Use of the sport court and track shall be limited as follows:

    a. Use of the sport court is not permitted before 8:15 AM or after 9:00 PM
    b. Use of the track is not permitted before 7:00 AM or after 9:00 PM
    c. Lighting of the sport court and track shall be turned off no later than 9:00 PM

    Notwithstanding the foregoing time restrictions, in any calendar year, the ASD may hold up to five (5) events within the track/sport court area that are permitted to continue until 10 PM, provided that the Town Planner is given prior notice of said events at least one week in advance.

12. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2027 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

13. This letter of approval shall be stripped onto the final plan.

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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.

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

1. The proposal meets the finding requirements of 177-42A (5a) of the West Hartford Code of Ordinances. In particular:

    g. 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.

    h. 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.

    i. 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. Plans & Materials submitted and reviewed as part of this application are incorporated by reference in this approval and shall guide the appearance, layout, and operation of the maintenance garage and associated improvements.

3. Prior to the issuance of any building permits for this project, all outstanding comments from the West Hartford Division of Engineering shall be addressed to the full satisfaction of that department.

4. The special use permit approval 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.

5. Prior to the start of any 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. All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.

7. Prior to the filing of the Special Use Permit on the Land Records, the Applicant shall submit for review and approval by the Town Engineer and Town Planner, a yearly maintenance plan for the on-site stormwater infrastructure.

8. A final as built survey shall be submitted to the Town Planner upon completion of all work.

9. Certifications from all professionals involved in the design of this project, which state that all elements were constructed in the manner consistent with the approved plans, shall be submitted to the Town Planner prior to issuance of any Certificates of Occupancy for the proposed garage.

10. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2027 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

11. This letter of approval shall be stripped onto the final plan.

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13. **<u>137 North Main Street</u>** – 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.

The TPZ acted by **vote (4-1) [Motion/Gomes; Second/Kaplan *YEA***: Ahern, Gomes, Kaplan & Grassilli (seated for Binkhorst); ***NAY***: Gillette**]** to **APPROVE** the Special Use Permit application subject to the following conditions:

1. The proposal meets the finding requirements of 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. Plans & Materials submitted and reviewed as part of this application are incorporated by reference in this approval and shall guide the appearance, layout, and operation of the soccer field and associated improvements.

3. The special use permit approval 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.

4. Prior to the filing of the Special Use Permit on the Land Records, the Applicant shall submit for review and approval by the Town Engineer and Town Planner, a yearly maintenance plan for the on-site stormwater infrastructure.

5. Prior to the start of any 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. Prior to the start of any site disturbance, a screening plan shall be submitted to the Town Planner for review and approval. The screening plan shall at minimum include a six (6) foot privacy fence in addition to a mix of evergreen tree species with a minimum height of six (6) feet at the time of planting. Such screening shall be installed along the ASD's northerly property boundary and adjacent to numbers 11 and 17 Wyndwood Road, with the fence installed adjacent to the shared property line and the trees planted south of the fence.

7. If any changes are required to the aforementioned screening plan or any other element of the approved plan set in order to satisfy requirements of the Metropolitan District Commission or CT Natural Gas, those changes shall be reviewed and approved by the Town Planner prior to implementation by the applicant.

8. All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.

9. A final as built survey shall be submitted to the Town Planner upon completion of all work.

10. Certifications from all professionals involved in the design of this project, which state that all elements were constructed in the manner consistent with the approved plans, including the aforementioned screening plan, shall be submitted to the Town Planner prior to issuance of any final approvals and to allow use of the field.

11. Use of the soccer field shall be limited as follows:

    a. Use of the field is permitted Monday – Friday from 8:15 AM – Dusk
    b. Use of the field is permitted Saturday & Sunday from 9:00 AM – Dusk

c. All vehicle parking associated with the use of the soccer field shall be located on the property of ASD.

12. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by June 2027 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

13. This letter of approval shall be stripped onto the final plan.

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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.

No action taken by the TPZ

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15. Resolution Authorizing the Execution of an Easement in favor of the City of Hartford to Support Traffic Signalization improvements on Farmington Avenue.

The TPZ acted by **unanimous vote (5-0) [Motion/Neville; Second/Gillette*; YEA***: Ahern, Gillette, Gomes, Kaplan & Neville (seated for Binkhorst); ***NAY***: None**]** to **RECOMMEND** that the Town Council approve this resolution.

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16. Resolution Authorizing the Execution of an Easement in Favor of the Metropolitan District Commission to Support the Fern Street Bridge Replacement Project.

The TPZ acted by **unanimous vote (5-0) [Motion/Gillette; Second/Gomes*; YEA***: Ahern, Gillette, Gomes, Kaplan & Lyons (seated for Binkhorst); ***NAY***: None**]** to **RECOMMEND** that the Town Council approve this resolution.

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TOWN PLANNER'S REPORT:

14. **None**

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INFORMATION ITEMS:

12. None

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MEETING ADJOURNED: 11:29 P.M. Motion/Gomes; Second/Kaplan: **Vote 5-0**

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U: shareddocs/TPZ/Minutes/2025/June_4_Draft

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.