

Issued: 6/16/25

**TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, JUNE 23, 2025
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

[Legal Notice](#)

CALL TO ORDER/ROLL CALL: 6:30 P.M.

MINUTES:

- 1) Approval of Minutes:
 - a) None

COMMUNICATIONS:

- 2) None

NEW BUSINESS:

- 3) None

OLD BUSINESS:

- 4) **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. Public hearing postponed until June 23, 2025.)

[160 Simsbury Road Application](#)

This link provides access to the following application materials:

Updated Materials to 6/16/25

- Final Staff Comments
- Town Planner’s Wetlands Memo

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

TOWN COUNCIL REFERRAL:

- 5) 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 Materials to 6/16/25

- Combined SDD Staff Comments

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
- Plan Set
- Application Narrative
- Drainage Report

TOWN PLANNER'S REPORT:

6) None

INFORMATION ITEMS:

7) 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.