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: 6/25/25

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

MINUTES

ATTENDANCE: **Chair, Kevin Ahern; Commissioner: Andrea Gomes; Alternates: Nancy Grassilli, John Lyons, Donald Neville; Town Staff: Robert Gosselin, Associate Planner; Finn Ashworth, Planning & Zoning Technician**

ABSENT: **Gordon Binkhorst, Liz Gillette, Josh Kaplan**

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

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MINUTES:

1. None

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COMMUNICATIONS:

2. None

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NEW BUSINESS:

3. None

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OLD BUSINESS/PUBLIC HEARING:

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.

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, Neville (seated for Binkhorst), Lyons (seated for Kaplan), Grassilli (seated for 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:

160 SIMSBURY ROAD
INLAND WETLAND APPLICATION IWW #1236
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **160 Simsbury Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1236** 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 **160 Simsbury Road.**

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.) 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.

4.) 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.

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.) The Applicant shall, prior to issuance of a building permit, submit for review and approval by the Town Engineer and Town Planner, an annual maintenance plan for the on-site stormwater infrastructure installed as part of this project.

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.

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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.

The TPZ acted by **unanimous vote (5-0) [Motion/Lyons; Second/Gomes*; YEA***: Ahern, Gomes, Neville (seated for Binkhorst), Lyons (seated for Kaplan), Grassilli (seated for Gillette); ***NAY***: None**]** to **RECOMMEND APPROVAL** of the subject application finding it consistent with, and furthering, the overall vision of the Plan of Conservation and Development (POCD).

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TOWN PLANNER'S REPORT:

6. None

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INFORMATION ITEMS:

7. None

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MEETING ADJOURNED: 7:43 P.M. Motion/Gomes; Second/Grassilli; Vote 5-0

U: shareddocs/TPZ/Minutes/2025/

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.