



Issued: 7/9/25

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

MINUTES

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

ABSENT: Commissioners: Gordon Binkhorst & Andrea Gomes

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, June 4, 2025: **Motion to approve minutes – Lyons/ Second; Grassilli – Vote 5-0; YEA:** Ahern, Gillette, Kaplan, Grassilli (seated for Gomes) & Lyons (seated for Binkhorst); **NAY:** None
 - b. Minutes of the Special Meeting, Monday, June 23, 2025: **Motion to approve minutes – Grassilli/ Second; Neville – Vote 5-0; YEA:** Ahern, Gillette, Kaplan, Neville (seated for Binkhorst) & Lyons (seated for Gomes); **NAY:** None

COMMUNICATIONS:

2.
 - a. Request to open and immediately continue application IWW #1237, appearing as item #5 on this agenda, to the September 3, 2025 regular meeting of the TPZ/IWWA.

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

NEW BUSINESS:

3. **28 Lawler Road** – Application (IWW #1238) of Jane Cable 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 construct an Accessory Dwelling Unit (ADU) with associated site work and the installation of a rain garden. A portion of the work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on July 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, in accordance with the Town of West Hartford Inland Wetlands and Watercourse Regulations, a

motion was made by the IWWA to find the application to be non-significant and thus conditionally approved. By **unanimous vote (5-0)** [Motion/Gillette; Second/Kaplan; **YEA:** Ahern, Gillette, Kaplan, Grassilli (seated for Binkhorst), Neville (seated for Gomes); **NAY:** None] the motion passed and the proposed regulated activity was found to be **NON-SIGNIFICANT** and thus conditionally approved based on the following findings:

28 LAWLER ROAD
INLAND WETLAND APPLICATION IWW #1238
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **28 Lawler Road** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1238** 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 **28 Lawler 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 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. **1445 New Britain Avenue** – Application (SUP #1477) of Angel Land WeHa, LLC, requesting approval of a Special Use Permit to operate a new Indoor Recreation or Amusement Facility pursuant to sections 177-2(B), 177-6(B) and 177-42(A) of the zoning ordinances for Angel Land, an indoor Children’s Playground. (Submitted for TPZ receipt on July 7, 2025. Suggest required public hearing be scheduled for August 4, 2025.)

The TPZ acted by **unanimous vote (5-0)** [Motion/Gillette; Second/Kaplan *YEA*: Ahern, Gillette, Kaplan, Grassilli (seated for Gomes), Lyons (seated for Binkhorst); *NAY*: None] to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, August 4th, 2025 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

OLD BUSINESS / PUBLIC HEARING:

5. **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 (Pursuant to item #2 on this agenda, the applicant has requested that this item be opened and immediately continued to the September 3, 2025 regular meeting of the TPZ/IWWA).

The TPZ acted by **unanimous vote (5-0)** [Motion/Kaplan; Second/Neville **YEA**: Ahern, Gillette, Kaplan, Neville (seated for Binkhorst), Lyons (seated for Gomes); **NAY**: None] to **open and immediately continue** this matter, without testimony, to the regularly scheduled meeting on **Monday, September 3rd, 2025 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

6. **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. (Determined potentially significant on June 4, 2026 and set for public hearing on July 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/Gillette; Second/Grassilli; YEA**: Ahern, Kaplan, Gillette, Grassilli (seated for 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:

60 BROOK STREET
INLAND WETLAND APPLICATION IWW #1108-R1-25
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 #1108-R1-25** 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.) 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.
- 5.) A final as built survey shall be submitted to the Town Planner upon completion of all work.
- 6.) 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.

TOWN COUNCIL REFERRAL:

- 7. None

TOWN PLANNER’S REPORT:

- 8. Land Use Commissioner Training Requirements

No action required or taken by the TPZ

- 9. Accessory Dwelling Unit Discussion

No action required or taken by the TPZ

INFORMATION ITEMS:

- 10. None

MEETING ADJOURNED: 8:16 P.M. Motion/Kaplan; Second/Neville (seated for Gomes): Vote 5-0

U: shareddocs/TPZ/Minutes/2025/July_7_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.