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: 8/1/25

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

AGENDA

Legal Notice

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

MINUTES:

1) Approval of Minutes:

   a) Minutes of the Regular TPZ Meeting, Monday, July 7, 2025

COMMUNICATIONS:

2) None

NEW BUSINESS:

3) **7 Stoner Drive** – Application (IWW #1239) of G. Gavallo-Wilken 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 an inground pool with associated site work. The work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on August 4, 2025. Presented for a determination of significance).

   7 Stoner Drive Application
   This link provides access to the following application materials:
   - Application Form
   - Civil Plan
   - Pool Plans
   - Project Narrative
   - Site Photos

4) **1700 Asylum Avenue** – Application (IWW #1240) 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 bridge over St. Joseph Brook at the Miracle League field and parking complex. The work is proposed within the 150 ft. upland review area and directly within the watercourse. (Submitted for IWWA receipt on August 4, 2025. Presented for a determination of significance).

1700 Asylum Avenue

This link provides access to the following application materials:

- Application Form
- Civil Plans
- Soil Scientist Report
- Project Narrative

5) **134 Norwood Road** – Application (SUP #1480) of the Hartford Golf Club, requesting approval of a Special Use Permit to install lighting on three (3) of the nine (9) tennis courts located within the Hartford Golf Club facility (Submitted for TPZ receipt on August 4, 2025. Suggest required public hearing be scheduled for September 3, 2025.)

134 Norwood Road Application

This link provides access to the following application materials:

- Application Form
- Survey of Court Locations
- Photometric Plan
- Project Narrative
- Lighting Product Details
- Aerial Image of Project Location

OLD BUSINESS:

6) **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. Required public hearing scheduled for August 4, 2025.)

1445 New Britain Application

This link provides access to the following application materials:

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

TOWN COUNCIL REFERRAL:

7) None

TOWN PLANNER'S REPORT:

8) Land Use Commissioner Training Requirements – Updated Training Information

INFORMATION ITEMS:

9) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, September 3, 2025 @ 7:00 PM (*Wednesday)*
- TPZ Regular Meeting, October 6, 2025 @ 7:00 PM
- TPZ Regular Meeting, November 3, 2025 @ 7:00 PM

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.