



Issued: 10/3/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 6, 2025
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

Legal Notice – None for this meeting due to no public hearings on the agenda

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

MINUTES:

1) Approval of Minutes:

a) Minutes of the Regular TPZ Meeting, [Wednesday, September 3, 2025](#)

COMMUNICATIONS:

2) Woodridge Lake Association – [Drawdown Notice](#)

NEW BUSINESS:

3) **1459 New Britain Avenue** – Application (SUP #1332-LB-25) of Edge Fitness, requesting TPZ review and look-back of compliance with the conditions of SUP #1332. Originally approved in February of 2019 to allow 24-hour of operation a personal service establishment, pursuant to Section 177-37.1 of the zoning ordinances. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 10, 2025.)

[1459 New Britain Avenue Application](#)

This link provides access to the following application materials:

- Application Form
- Staff Comments
- Project Narrative
- Original Application Materials

- 4) **2865 Albany Avenue** – Application (SUP #1380-LB-25) of the Renbrook School, requesting TPZ review and look-back of compliance with the conditions of SUP #1380. Originally approved in June of 2022 for the installation of a greenhouse and a pole-based climbing wall with high ropes course elements. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 10, 2025.)

[2865 Albany Avenue Application](#)

This link provides access to the following application materials:

- Application Form
- Project Narrative
- Original Application Materials

- 5) **170 Kingswood Road** – Application (SUP #1434-R1-25) of Kingswood Oxford School, requesting approval of a Special Use Permit for the retroactive approval of a new parking/loading area to the rear (south) of the new Community Commons facility. (Submitted for TPZ receipt. Suggest required public hearing be scheduled for November 10, 2025.)

[170 Kingswood Road Application](#)

This link provides access to the following application materials:

- Application Form
- Project Narrative
- Site Plan Package

- 6) **16 Sedgwick Road** – Application (IWW #1243) of Udolf Enterprises 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 construct six (6) new parking spaces and conduct associated site work at an existing multifamily residential property. The work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on October 6, 2025. Presented for a determination of significance).

[16 Sedgwick Road](#)

This link provides access to the following application materials:

- Application Form
- Site Plan Package

- 7) **40 Wiltshire Lane** – As-of-Right/Nonregulated Determination request submission by Michael Cervone, property owner, for soil / landscaping work to existing backyard within the 150 ft. upland review area. (Submitted for IWWA receipt on October 6, 2025, discussion, presentation and determination of as-of-right pursuant to Section 4.4 of the IWW Regulations.)

40 Wiltshire Lane

This link provides access to the following application materials:

- Application Form
- Site Plan Package

OLD BUSINESS:

- 8) None

TOWN COUNCIL REFERRAL:

- 9) None

TOWN PLANNER'S REPORT:

- 10) Land Use Commissioner Training Opportunity - [2025 Land Use Academy Basic Training for New Land Use Commissioners](#): 10/9, 10/16/, 10/23.

INFORMATION ITEMS:

- 11) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Special Meeting, November 10, 2025 @ 7:00 PM
- TPZ Regular Meeting, December 1, 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.