



Issued: 11/26/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 1, 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, November 10, 2025

COMMUNICATIONS:

2)

- a) **1563 Asylum Avenue** - [Request](#) to modify wetland permit IWW #1122, originally issued by the IWWA in 2020 for the construction of the auxiliary parking area at Elizabeth Park.
- b) **82 Waterside Lane** – [Request](#) to open and immediately continue IWW #1244, which was received by the IWWA on November 10, 2025, determined potentially significant, and set for public hearing on December 1, 2025. The applicant requests that this item be opened and continued to the January 5, 2026 regular meeting.

NEW BUSINESS:

- 3) **230 Newington Road** – Application (IWW #1245) of Honeycomb Real Estate Partners, 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 the construction of a new 54-unit multifamily residential development consisting of six (6) two-story buildings, along with associated parking areas, storm drainage infrastructure and landscaping. Work is proposed within the 150 ft. upland review area, including a new storm drainage outfall proposed immediately adjacent to

Jacobs Brook. No direct wetland impacts are proposed. (Application presented for a determination of significance).

[230 Newington Road](#)

This link provides access to the following application materials:

- | | |
|---------------------|---------------------|
| ▪ Application Form | ▪ Stormwater Report |
| ▪ Project Narrative | ▪ Plan Set |
| ▪ Wetland Report | |

OLD BUSINESS:

- 4) **1563 Asylum Avenue** – Application (SUP #1355-LB-25) of Elizabeth Park, requesting TPZ review and look-back of compliance with the conditions of SUP #1355. Originally approved in May of 2020 for the expansion of the Visitor Center parking lot with associated site improvements. (Received by the TPZ on November 10, 2025. Required public hearing scheduled for December 1, 2025.)

[1563 Asylum Avenue Application](#)

This link provides access to the following application materials:

- | | |
|--------------------|----------------------------------|
| ▪ Application Form | ▪ Project Narrative |
| ▪ As-Built Survey | ▪ Original Application Materials |
| ▪ Staff Report | ▪ Staff Comments 11.13.25 |
| | ▪ Response to Comments 10.4.25 |

- 5) **1678 Asylum Avenue** – Application (SUP #1482) of the University of Saint Joseph, requesting approval of a Special Use Permit for an approximately 5,800 sf addition to the entry area of the existing Pope Pius XII Library, with associated site work, grading, drainage, and utility improvements. Application also includes parking improvements across various parking lot areas throughout campus. (Received by the TPZ on November 10, 2025. Required public hearing scheduled for December 1, 2025.)

[1678 Asylum Avenue Application](#)

This link provides access to the following application materials:

Updated Materials and Responses to Staff Comments: 11/25/25

- | | |
|--|---------------------------------|
| ▪ Staff Comments 11.21.25 | ▪ Project Utilization Narrative |
| ▪ Responses to Comments 11.25.25 | ▪ Parking Improvement Plan |
| ▪ Revised Architectural and Site Plans | ▪ Site Logistics Plan |
| ▪ Staff Report | ▪ Neighborhood Outreach Letter |
| ▪ DRAC Referral Letter | |

Original Application Materials and Staff Comments

- | | |
|--------------------------------|----------------------------|
| ▪ Application Form | ▪ Project Narrative |
| ▪ Architectural and Site Plans | ▪ Stormwater Narrative |
| ▪ Parking Improvement Plans | ▪ Owner Authorization Memo |
| ▪ Parking Utilization Memo | ▪ Staff Comments |

- 6) **82 Waterside Lane** – Application (IWW #1244) of Danielle Levasseur, Juliano’s Pools, on behalf of Alison Overholt & Seth Wickersham (R.O.), 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 a 20’ x 24’ addition and an inground pool with associated site work. The work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Determined Potentially Significant on November 10, 2025 and set for public hearing on December 1, 2025. Pursuant to item 2b. above, the applicant is requesting that this item be opened and immediately continued to the January 5, 2026 regular meeting of the TPZ/IWWA).

[82 Waterside Lane](#)

This link provides access to the following application materials:

- | | |
|--------------------|---------------------------|
| ▪ Application Form | ▪ Site Plan 10.22.25 |
| ▪ Narrative | ▪ Wetlands Report |
| ▪ Site Photos | ▪ Staff Comments 11.13.25 |

TOWN COUNCIL REFERRAL:

- 7) Application of 2558 Albany Avenue, LLC, owner of 2558 Albany Avenue, for an amendment to existing Special Development District (SDD) #23. The application seeks to amend the approved plan by removing the existing structures on the parcel. No additional site work is proposed at this time.

[2558 Albany Ave](#)

This link provides access to the following application materials:

- | | |
|----------------------------------|------------------------|
| ▪ Application Narrative 10.17.25 | ▪ Site Plan 10.22.25 |
| ▪ Application Narrative 11.17.25 | ▪ Site Plan 11.14.25 |
| ▪ Stormwater Report | ▪ DRAC Referral Letter |

TOWN PLANNER’S REPORT:

- 8) None

INFORMATION ITEMS:

9) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, January 5, 2026 @ 7:00 PM
- TPZ Regular Meeting, February 4, 2026 @ 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.