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: 12/3/25

TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 1, 2025
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107

MINUTES

ATTENDANCE: **Chair: Kevin Ahern; Vice Chair: Gordon Binkhorst; Commissioners: Liz Gillette & Andrea Gomes; Alternates: Nancy Grassilli & Owen Eagan; Town Staff: Todd Dumais, Town Planner; Brian Pudlik Planner**

ABSENT: **Commissioner: Josh Kaplan**

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

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MINUTES:

1. Approval of Minutes:

   a. Minutes of the Regular Meeting, Monday, November 10, 2025: **Motion to approve minutes – Binkhorst/ Second; Gillette; Vote 5-0; *YEA*:** Ahern, Binkhorst, Gillette, Gomes & Grassilli (seated for Kaplan); ***NAY***: None

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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.

   The IWWA acted by **vote (4-1)** [**Motion/Eagan; Second/Binkhorst; *YEA*:** Ahern, Binkhorst, Gillette, Eagan (seated for Kaplan) ***NAY*:** Gomes] to **DENY** the request to modify permit IWW #1122.

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.

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

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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).

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/Binkhorst; *YEA***: Ahern, Binkhorst, Gomes, Eagan (seated for Kaplan); ***NAY***: None**]** to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, January 5, 2026 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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OLD BUSINESS / PUBLIC HEARING:

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.)

The TPZ acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Gomes**; ***YEA***: Ahern, Binkhorst, Gillette, Gomes & Eagan (seated for Kaplan); ***NAY***: None] to determine that the Special Use Permit did not require additional conditions of approval.

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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.)

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Binkhorst *YEA***: Ahern, Gillette, Gomes, Binkhorst & Grassilli (seated for Kaplan); ***NAY***: None**]** to **APPROVE** the Special Use Permit application subject to the following conditions:

1. The proposal meets the finding requirements of Section 177-37.4 and 177-42A (5a) of the West Hartford Code of Ordinances. In particular:

    a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.

c. The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.

2. Plans of record are incorporated by reference in this approval and shall guide the appearance and layout of the new building addition, associated site improvements and parking areas

3. The special use permit approval 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.

4. 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.

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 survey shall be submitted to the Town Planner upon completion of all work.

7. Certifications from all professionals involved in the design of this project, which state that all elements were constructed in the manner consistent with the approved plans, shall be submitted to the Town Planner prior to issuance of any Certificates of Occupancy.

8. Prior to the issuance of any Certificates of Occupancy for the new addition and renovated library, all new and/or expanded parking areas approved as part of this application shall be constructed and operational.

9. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by December, 2027 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

10. This letter of approval shall be stripped onto the final plan.

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6. **<u>82 Waterside Lane</u> –** 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*).

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Gillette *YEA***: Ahern, Binkhorst, Gillette, Gomes, Grassilli (seated for Kaplan); ***NAY***: None**]** to open and immediately continue this item

without testimony to the regularly scheduled meeting on **Monday, January 5, 2026 at 7:15 P.M. in the Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

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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.

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Gillette*; YEA***: Ahern, Gomes, Gillette, Binkhorst & Eagan (seated for Kaplan); ***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:

8. None

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INFORMATION ITEMS:

9. None

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MEETING ADJOURNED: 9:16 P.M. ***Motion/Gomes; Second/Gillette; Vote 5-0*; *YEA***: Ahern, Binkhorst, Gomes, Gillette, Grassilli (seated for Kaplan); ***NAY***: None

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U: shareddocs/TPZ/Minutes/2025/December_1_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.