

Issued: 4/30/26

**TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, APRIL 6, 2026  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice Chair: Gordon Binkhorst; Commissioners: Liz Gillette, Josh Kaplan, Andrea Gomes; Alternates: Nancy Grassilli, Owen Eagan; Town Staff: Todd Dumais, Town Planner; Robert Gosselin, Associate Planner

**ABSENT:** Alternates: Olaleye Onikuyide

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

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**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Wednesday, February 4, 2026: **Motion to approve minutes – Gomes/ Second; Gillette – Vote 5-0; YEA:** Ahern, Gomes, Gillette, Grassilli (seated for Binkhorst), Eagan (seated for Kaplan); **NAY:** None
  - b. Minutes of the Regular Meeting, Monday, March 2, 2026: **Motion to approve minutes – Gomes/ Second; Gillette – Vote 5-0; YEA:** Ahern, Gomes, Gillette, Kaplan, Grassilli (seated for Kaplan); **NAY:** None

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**COMMUNICATIONS:**

2. **139 Vanderbilt Avenue** - Notice of the Town Planner’s intent to approve, pursuant to section 177-42 (A)(9), a request filed by the Town of West Hartford to install a 6’ x 14’ shed at the New England Presbyterian Church location at 139 Vanderbilt Avenue.

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

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**NEW BUSINESS**

3. **85 Hunter Drive** - Application (IWW #1247) of Shana and Kenneth Andrews (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 an 18’ x 40’ inground pool with associated site work. The work is proposed within the 150 ft. upland review area with no direct wetlands impacts 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, 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/Binkhorst; Second/Gomes; YEA: Ahern, Binkhorst, Gillette, Gomes, Kaplan; 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:

**85 HUNTER DRIVE**  
**INLAND WETLAND APPLICATION IWW #1247**  
**COMPLIANCE WITH SECTION 10.2**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **85 HUNTER DRIVE** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1247** 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 at **85 Hunter Drive**.

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.) A final as built certification 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.

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- 4. **289 South Main Street** - Rockledge Golf Course – Application (IWW#1248) of Helen Rubino-Turco, Director of Leisure and Social Services, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 6, 2026. Suggest Required public hearing be scheduled for Monday, May 4, 2026.)

The TPZ, also acting as the IWWA acted by **unanimous vote (5-0) [Motion/Gillette; Second/Gomes YEA: Ahern, Binkhorst, Gillette, Kaplan, Gomes; NAY: None]** to schedule this matter for public hearing at the

regularly scheduled meeting on **Monday, May 4, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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**OLD BUSINESS / PUBLIC HEARING:**

5. **82 Waterside Lane** – Resubmittal of Application (IWW #1244) of Danielle West, 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 an 18’ x 40’ inground pool with associated site work. The work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Prior application had been determined Potentially Significant on November 10, 2025 and was formally withdrawn at the March 2, 2026 TPZ Regular Meeting due to procedural issues. Resubmittal set directly for Public Hearing for April 6, 2026.)

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/Kaplan; YEA: Ahern, Binkhorst, Kaplan, Gillette, Gomes; 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:

**82 WATERSIDE LANE**  
**INLAND WETLAND APPLICATION IWW #1244**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **82 Waterside Lane** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1244** 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 at **82 Waterside Lane**.

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.) A final as built certification 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.

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- 6. **2523 Albany Avenue** – Application (SUP #1489) of Sojung Jacobskind, on behalf of Bishops Corner Realty, requesting approval of a Special Use Permit to operate a new Indoor Recreation or Amusement Facility pursuant to section 177-2(B) of the zoning ordinances for Little Wanderers, an indoor children’s playground. (Submitted for TPZ receipt on March 3<sup>rd</sup>, 2026. Required public hearing scheduled for April 6, 2026.)

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Binkhorst YEA: Ahern, Binkhorst, Gomes, Kaplan, Gillette; NAY: Gillette]** to **APPROVE** the Special Use Permit application subject to the following conditions:

- 1. The proposal meets the finding requirements of Section 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. Materials submitted and reviewed as part of this application are incorporated by reference in this approval
- 3. No occupancy of the tenant space shall be permitted until all applicable building, fire, and health code compliance is established through issuance and approval of building and state required permits, as may be necessary.
- 4. A final inspection by the Planning Division is required to ensure compliance with the approved plan, prior to issuance of a Certificate of Occupancy.
- 5. Pursuant to West Hartford Code of Ordinances Section 177-42A (8a), the applicant shall return to the TPZ by May 2028 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
- 6. This letter of approval shall be stripped onto the final plan.

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**TOWN COUNCIL REFERRAL:**

- 7. **445 South Main Street** - Application of Corporate Center West Associates III, LLC (owner) and Hartford HealthCare, requesting an amendment to Special Development District (SDD)

#15, more commonly known as Corporate Center West. The application seeks to amend the approved plan by modifying the existing Harford Health Care building located at 445 South Main Street with a new proposed façade, entry addition and new signage.

The TPZ acted by **unanimous vote (5-0)** [**Motion/Kaplan; Second/Binkhorst; YEA:** Ahern, Binkhorst, Gillette, Kaplan & Grassilli (seated for Gomes); **NAY:** None; **RECUSED:** Gomes] 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: 8:45 P.M. Motion/Kaplan; Second/Binkhorst; Vote 5-0; YEA:** Ahern, Gomes, Binkhorst, Gillette, Kaplan; ***NAY:*** None

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U: shareddocs/TPZ/Minutes/2026/April\_6\_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](mailto:comment.tpz@westhartfordct.gov).