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

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

**MINUTES**

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

**ABSENT:** **Chair: Kevin Ahern**

**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, June 1st, 2026: **Motion to approve minutes – Gillette/ Second; Eagan – Vote 5-0; *YEA*:** Gillette, Kaplan, Eagan (seated for Ahern), Grassilli (seated for Gomes), Onikuyide (seated for Binkhorst); ***NAY***: None

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**COMMUNICATIONS:**

2. **26 Wiltshire Lane** – Request to keep open and continue application IWW #1250 at 26 Wiltshire Lane by property owner Daniel Hoagland, to the August 3, 2026 regular meeting of the TPZ/IWWA. The request is to allow time for staff to review the proposed wetland restoration plan and appropriately coordinate, as necessary, with the University of St. Joseph.

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

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**NEW BUSINESS:**

3. **8 Ridgebrook Drive** – Application (IWW #1252) of L. De La Cruz (home owner) 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 8' x 16' deck with a new 14'-11" x 16' deck, using helical piles, in approximately the same location. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed, as shown on the official wetland map and based on an on-site wetland soils delineation report by a Professional Registered Soil Scientist. (Submitted for IWWA receipt on July 6, 2026. 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/Gillette; Second/Gomes; *YEA*:** Gillette, Kaplan, Binkhorst, Gomes, Eagan (seated for Ahern); ***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:

**8 RIDGEBROOK DRIVE**
**INLAND WETLAND APPLICATION IWW #1252**
**COMPLIANCE WITH SECTION 10.2**
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at **8 Ridgebrook Drive** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1252** 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 wetlands 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 **8 Ridgebrook 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.) At the desecration of the Town's Planning & Engineering Staff additional erosion and sediment controls may be required during the construction permitting process.

4.) A final Inspection by planning staff is required upon completion of all work

5.) 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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**OLD BUSINESS:**

4. **39 Cedar Ledge Road -** Application (IWW#1251) of Christopher & Kali Jones, 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 on-site wetland soils delineation report by a Professional Registered Soil Scientist. (Submitted for IWWA receipt on June 1, 2026 with the required public hearing scheduled for July 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/Gomes; Second/Grassilli *YEA***: Kaplan, Gillette, Gomes, Binkhorst, Grassilli (seated for Ahern); ***NAY***: None**]** to **APPROVE** the proposed amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford.

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5. **26 Wiltshire Lane** - Application (IWW #1250) of Daniel Hoagland (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 is seeking approval to relocate and install a 16' x 20' shed and property boundary fence, which were installed without the benefit of permit and located entirely within the property of the University of St. Joseph, to a zoning-compliant location on the applicant's property. The work is proposed within the 150 ft. upland review area and a delineated wetland pocket located on the USJ property. (Determined Potentially Significant on May 4, 2026 and set for public hearing on June 1, 2026. On June 1, 2026, this item was opened and immediately continued to the July 6, 2026 Regular Meeting. Pursuant to item 2a above, this item is subject to a request to keep open and continue the application to the August 3, 2026 regular meeting of the TPZ/IWWA).

The TPZ acted by **unanimous vote (5-0) [Motion/Kaplan; Second/Gomes**; ***YEA***: Kaplan, Gillette, Gomes, Binkhorst, Onikuyide (seated for Ahern); ***NAY***: None**]** to open and immediately continue this item without testimony to the regularly scheduled meeting on **Monday, August 3, 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:**

6. None

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**TOWN PLANNER'S REPORT:**

7. None

**INFORMATION ITEMS:**

8. None

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**MEETING ADJOURNED: 7:23 P.M.** ***Motion/Gillette; Second/Gomes; Vote 5-0; YEA***: Binkhorst, Kaplan, Gillette, Gomes, Eagan (seated for Ahern); ***NAY***: None

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U: shareddocs/TPZ/Minutes/2026/July_7_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.