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
WEDNESDAY, SEPTEMBER 9, 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; Alternates: Nancy Grassilli, Owen Eagan; Town Staff: Brian Pudlik, Senior Planner; Todd Dumais, Town Planner**

ABSENT: **Commissioners: Andrea Gomes**
Alternates: Olaleye Onikuyide

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

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MINUTES:

1. Approval of Minutes:

No action required or taken by the TPZ

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COMMUNICATIONS:

2. **20 Greenridge Lane –** IWW Notice of Violation & Wetland Impact/Restoration Report

No action required or taken by the TPZ

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NEW BUSINESS:

3. **1678 Asylum Avenue** – Application (SUP #1381-LB-26) of Bill Willsey, on behalf of the University of Saint Joseph, requesting TPZ review and look-back of compliance with the conditions of SUP #1381. Originally approved in July of 2022 for the installation of a new gravel parking area (Submitted for TPZ receipt on September 9th, 2026)**.**

The TPZ acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Eagan; *YEA***: Ahern, Binkhorst, Kaplan, Gillette, Eagan (seated for Gomes); ***NAY***: None**]** to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, October 5th, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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4. **1678 Asylum Avenue** – Application (SUP #1399-LB-26) of John McMeeking, on behalf of the University of Saint Joseph, requesting TPZ review and look-back of compliance with the conditions of SUP #1399. Originally approved in February of 2023 for the installation of a turf baseball field (Submitted for TPZ receipt on September 9th, 2026)**.**

The TPZ acted by **unanimous vote (5-0) [Motion/Kaplan; Second/Binkhorst; *YEA***: Ahern, Binkhorst, Kaplan, Gillette, Grassilli (seated for Gomes); ***NAY***: None**]** to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, October 5th, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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5. **238 Steele Road** – Application (SUP #1416-LB-26) of The University of St. Joseph on behalf of the Town of West Hartford (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1416. Originally approved in June of 2023 for the expansion of a playground at the School for Young Children (Submitted for TPZ receipt on September 9th, 2026)**.**

The TPZ acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Kaplan; *YEA***: Ahern, Binkhorst, Kaplan, Gillette, Eagan (seated for Gomes); ***NAY***: None**]** to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, October 5th, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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6. **Fern Street Bridge** - Application (IWW #1127-R1-26) of the Town of West Hartford 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 Town is seeking an amendment to the previously issued IWW permit #1127 in order to re-route an existing 42" watermain, which is currently suspended beneath the existing bridge, to a new location underneath the west branch of Trout Brook and located immediately south of the proposed bridge location. The work is proposed within the 150 ft. upland review area and directly within the watercourse and within the previously approved limits of disturbance for the project. (Presented for a determination on whether the proposed modification falls within the scope of the originally approve permit or if a formal amendment to the original permit is required via a determination of potential 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/Kaplan; *YEA***: Ahern, Binkhorst, Kaplan, Gillette, Grassilli (seated for Gomes); ***NAY***: None] to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, October 5th, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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OLD BUSINESS:

7. **176 Newington Road** – Application (SUP #1431-R1-26) of GreenDrop, requesting approval of a Special Use Permit to place a +/-358 square foot mobile "GreenDrop" donation trailer within the existing undeveloped pad site within the existing shopping plaza. This use was previously approved by temporary SUP in January, 2024. (Submitted for TPZ receipt on August 3, 2026. Suggest required public hearing be scheduled for September 9, 2026).

The TPZ acted by **unanimous vote (5-0) [Motion/Eagan; Second/Kaplan *YEA***: Ahern, Binkhorst, Kaplan, Gillette, Eagan (seated for Gomes); ***NAY***: None**]** to **open and immediately continue** this matter, without testimony, to the regularly scheduled meeting on **Monday, October 5th, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

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TOWN COUNCIL REFERRAL:

8. None

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TOWN PLANNER'S REPORT:

9. Zoning Ordinance Updates - Preliminary Discussion

No action required or taken by the TPZ

INFORMATION ITEMS:

10. None

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MEETING ADJOURNED: 8:18 P.M. ***Motion/Gillette; Second/Kaplan; Vote 5-0; YEA***: Ahern, Binkhorst, Kaplan, Gillette, Grassilli (seated for Gomes); ***NAY***: None

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U: shareddocs/TPZ/Minutes/2026/Sept_9_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.