



Issued: 5/31/2023

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 5, 2023
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, [May 1, 2023](#)

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **1678 Asylum Avenue** – Application (SUP #1347-LB-23) of The University of St. Joseph, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1347. Originally approved September 4, 2019 for the construction of an addition to the existing O’Connell Athletic Center with associated site, grading, drainage, and utility improvements. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)
4. **238 Steele Road** -- Application (SUP #1416) of The University of St. Joseph on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit to expand and make improvements to the existing playground area at the School for Young Children. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)
5. **100 Mayflower Street** – Application (SUP #1388-LB-23) of David Coleman on behalf of the Town of West Hartford, (R.O.), requesting TPZ review and look-back of compliance with the conditions of SUP #1388. Originally approved September 7, 2022 for the installation of a temporary dog park on the former St Bridget School property. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)

6. **100 Mayflower Street** -- Application (SUP #1415) of David Coleman on behalf of the Town of West Hartford, (R.O.), requesting approval of a Special Use Permit to extend the previously issued permit for a temporary dog park on the former St Bridget School property until such time as the Town of West Hartford requires use of the property. (Submitted for TPZ receipt on June 5, 2023. Suggest required public hearing be scheduled for July 10, 2023)
7. **15 Pine Brook Lane** - [Application](#) (IWW #1200) of M. Regan, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the installation of an approximately 12' x 30' deck using a total of six helical piles in order to minimize site disturbance. While the proposed work is within an area of wetland soils according to the Town's official wetland map, an onsite soil survey performed by a Soil Scientist found no actual wetland soils in the project area. (Submitted for IWWA receipt and determination of significance)
 - [Narrative](#)
 - [Site Plan](#)
 - [Site Photos](#)
 - [Wetlands Report](#)
 - [Construction Plans](#)

OLD BUSINESS / PUBLIC HEARING:

8. **1700 Asylum Avenue** – [Application](#) (IWW #1194) of WEHA Development Group East, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the construction of five (5) multi-story residential buildings with related residential amenities, in addition to drainage, landscaping, parking and associated site improvements. Work is proposed within the 150 ft. upland review area and includes with approximately 5,730 s.f. of identified direct wetlands and watercourses impacts. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)
 - [Wetlands Report](#)
 - [Civil Plans](#)
 - [Neighborhood Outreach](#)
 - [DEEP Reporting Form](#)
 - [Architectural Plans](#)
 - [Stormwater Report](#)

Note: Additional revised plans and application supporting materials received on 4/28; 5/5; 5/15; 5/22 are not linked above. These materials are available for review in the Town Plan and Zoning Office or by email request to comment.tpz@westhartfordct.gov.

9. **1700 Asylum Avenue** – [Application](#) (IWW #1195) of WEHA Development Group East, LLC 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. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

▪ [Wetlands Report](#)

▪ [Civil Plans](#)

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10. **1800 Asylum Avenue** – [Application](#) (IWW #1196) of WEHA Development Group, LLC requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetlands regulated area. The applicant proposes the redevelopment of the former UConn Campus, including the demolition of all existing buildings and the construction of seven (7) new commercial / mixed-use buildings, one (1) parking garage, a new private roadway and surface parking lots along with associated site improvements, including landscaping and site drainage. Work is proposed within the 150 ft. upland review area and includes more than 20,705 s.f. of identified direct wetland impacts and an additional amount of non-quantified direct wetlands and watercourses impacts related to dredging and associated activities around the existing ponds. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

▪ [Wetlands Report](#)

▪ [Civil Plan](#)

▪ [Neighborhood Outreach](#)

▪ [DEEP Reporting Form](#)

▪ [Architectural Plan](#)

▪ [Stormwater Report](#)

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11. **1800 Asylum Avenue** – [Application](#) (IWW #1197) of WEHA Development Group, LLC 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. (This item will be opened and immediately continued to the July 10, 2023 meeting of the TPZ/IWWA)

▪ [Wetlands Report](#)

▪ [Civil Plan](#)

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TOWN COUNCIL REFERRAL:

12. [An Ordinance Amending Multifamily Residential Parking Requirements](#) (Received by the Town Council on May 9, 2023 and set for public hearing on June 13, 2023).
13. [An Ordinance Amending Certain Requirements for Accessory Dwelling Units](#) (Received by the Town Council on May 9, 2023 and set for public hearing on June 13, 2023).
14. [An Ordinance Amending the Application Procedures for Special Use Permits](#) (Received by the Town Council on May 9, 2023 and set for public hearing on June 13, 2023).

TOWN PLANNER'S REPORT:

15. **POCD Implementation Update & Discussion**

INFORMATION ITEMS:

16. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, July 10, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, August 7, 2023 @ 7:00 P.M.

“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.”

U: shareddocs/TPZ/Agenda/2023/June_5_2023_TPZ_Agenda