



Issued: 9/29/2023

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 2, 2023
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

[Legal Notice](#)

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

MINUTES:

1. Approval of Minutes:
 - a. [Minutes](#) of the Regular Meeting, Monday, September 6, 2023

COMMUNICATIONS:

2.
 - a. None

NEW BUSINESS:

3. **139 Stoner Drive** – [Application](#) (IWW #1210) of R. Thibadeau, 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 partially dredge a portion of the northeast corner of the pond, which spans five properties on Stoner Drive. Work is proposed within the 150 ft. upland review area and within a limited area of the pond. (Submitted for IWWA receipt on October 2, 2023. Presented for a determination of significance.)
 - [Narrative](#)
 - [Soil Report](#)
 - [Dredging Plan](#)
 - [Impact Assessment](#)
4. **151 North Main Street** – [Application](#) (IWW #1212) of ID3A, 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 to install permanent standby generators, associated concrete pads and conduit for the two buildings located on the westernmost parcel beyond the American School for the Deaf. Work is proposed within the 150 ft. upland review area with no direct wetland impacts. (Submitted for IWWA receipt on October 2, 2023. Presented for a determination of significance.)

- [Narrative](#)
 - [Plan Set](#)
 - [Owner Agent Authorization](#)
5. **294R Tunxis Road** – [Application](#) (IWW #1213) of the AMCO Development, 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 to construct a home and conduct associated site grading. This was originally reviewed and approved by the IWWA in 2007 but work was never completed. All proposed work is proposed within the 150 ft. upland review area with no direct wetland impacts. (Submitted for IWWA receipt on October 2, 2023. Presented for a determination of significance.)
- [Narrative](#)
 - [Plan Set](#)
 - [2010 Inspection Report](#)
 - [2023 Inspection Report](#)
6. **78 & 82 Uplands Drive** – [Application](#) (IWW #1214) 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 applicant proposes stormwater infrastructure enhancements and stream channel clearing within the watercourse that bisects the subject properties. Work is proposed within the 150 ft. upland review area and directly within the watercourse. (Submitted for IWWA receipt on October 2, 2023. Presented for a determination of significance.)
- [Narrative](#)
 - [Plan Set](#)
 - [Wetland Report](#)
7. **134 Norwood Road** – [Application](#) (SUP #1426) of the Hartford Golf Club (R.O.) requesting approval of a Special Use Permit to install a new +/-2,000 square foot covered patio adjacent to the main dining room in addition to adding a partial roof over the existing exterior patio. (Submitted for TPZ receipt on October 2, 2023. (Suggest required public hearing be scheduled for November 6, 2023).
- [Narrative](#)
 - [Plan Set](#)
 - [Renderings & Photos](#)

OLD BUSINESS:

8. **126 & 128 Montclair Drive** – [Application](#) (IWW #1208) 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 applicant proposes to repair a broken 12" storm drainage pipe and restore an undercut stream bank at the rear of 126 and 128 Montclair Drive and immediately adjacent to the Trout Brook. Work is proposed within the 150 ft. upland review area and within a limited area of the

watercourse. (Project determined potentially significant on September 6, 2023 and set for public hearing on October 2, 2023)

- [Narrative](#)
- [Combined Staff Comments](#)
- [Soil Report](#)
- [Plan Set](#)

9. **1700 Asylum Avenue** – [Application](#) (IWW #1203) 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 four (4) 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 direct wetlands and watercourses impacts. (Application determined potentially significant on July 10, 2023 and set for public hearing on Wednesday, September 6, 2023 and was opened and immediately continued to October 2, 2023. *Note: This agenda item will be immediately, without testimony to a Special Meeting on October 23, 2023.*)

- [Narrative](#)
- [Stormwater Report](#)
- [Wetlands Delineation Report](#)
- [Response to Staff Comments from Previous application.](#)
- [Staff Comments](#) 7.18.23
- [DEEP Reporting Form](#)
- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Wetlands Assessment Report](#)
- [Neighborhood Outreach](#)

Revised / Updated Items Listed Below:

- [Staff Comments](#) 8.7.23
- [Response to Staff Comments](#) 8.22.23
- [Stormwater Report](#) – 8.21.23
- [FEMA SFHA Comps](#) 8.16.23
- [Earthwork Plan](#) 8.25.23
- [DEEP Reporting Form](#) - 8.22.23
- [Plan Set 1 of 2](#) - 8.21.23
- [Plan Set 2 of 2](#) - 8-21-23
- [Comparison Plan](#) – 8.22.23
- [Staff Comments through](#) 9.22.23

10. **1800 Asylum Avenue** – [Application](#) (IWW #1205) 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 fourteen (14) new buildings, including commercial / mixed-use and residential, 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 identified direct wetland and watercourses impacts. (Application determined potentially significant on July 10, 2023 and set for public hearing on Wednesday, September 6, 2023 and was opened and immediately

continued to October 2, 2023. *Note: This agenda item will be immediately, without testimony to a Special Meeting on October 23, 2023.*)

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- [Earthwork Plan](#) 8.25.23
- [Path Details & Rec. Program](#) – 8.21.23
- [DEEP Reporting Form](#) - 8.22.23
- [Plan Set 1 of 2](#) - 8.21.23
- [Plan Set 2 of 2](#) - 8-21-23
- [Comparison Plan](#) – 8.22.23
- [Bridge Plan & Section Details](#) – 8.21.23
- [Staff Comments through](#) 9.22.23

TOWN COUNCIL REFERRAL:

11. **1244 North Main Street** - Application of Trout Brook Realty Advisors, Inc., contactor purchaser, for change of zone from R-13 to RM-1 with Special Development District Designation overlay, for the redevelopment of 1.83 acres of the former Agudas Achim Synagogue at 1244 North Main Street as a multi-family residential use. (Application received by the Town Council on September 12, 2023 and set for public hearing on October 23, 2023)

- [Application Narrative, Including Traffic, Stormwater and Outreach Reports](#)
- [Architectural Plans](#)
- [Civil Site Plans](#)
- [Open Space Evaluation](#)
- [Snow Storage Location](#)
- [Affordable Housing Needs Memo](#)
- [Combined Staff Comments](#)

12. **Ordinance** Amending Definitions within Section 177-2 for Indoor Recreation or Amusement Facilities and Nightclubs Dance Halls. (Application received by the Town Council on September 26, 2023 and set for public hearing on November 14, 2023)

TOWN PLANNER'S REPORT:

13. None

INFORMATION ITEMS:

14. None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Special Meeting, Monday, October 23, 2023 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, November 6, 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.