



Issued: 12/12/2023

**TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING
WEDNESDAY, DECEMBER 13, 2023
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

CALL TO ORDER/ROLL CALL: 6:00 P.M.

COMMUNICATIONS:

1.
 - a. Request to withdraw application IWW #1205 for 1800 Asylum Avenue.

OLD BUSINESS:

1. **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, continued again to October 23, 2023, then again to November 6, 2023. On November 29, 2023, public hearing testimony began and the hearing was continued to December 11, 2023 and again to December 13, 2023)

Updated Information as of 12/7/23:

- [Staff Comments](#) – 12.7.23

CURRENT Plans and Supporting Documentation as of 11/20/23:

- | | |
|---|---|
| ▪ Plan Set 1 of 2 11.20.23 | ▪ Land Stewardship/ Management Plan – 11.17.23 |
| ▪ Plan Set 2 of 2 11.20.23 | ▪ Earthwork Exhibit – 11.20.23 |
| ▪ Response to Staff Comments – 11-17-23 | ▪ Wetland Impact Exhibit – 11.20.23 |
| ▪ Stormwater Report – 11-21-23 | ▪ Tree Removal Exhibit & Inventory - 11-20-23 |
| ▪ Wetland Assessment Report – 11.20-23 | ▪ DEEP Reporting Form |
| ▪ Staff Comments – 11.16.23 | ▪ Special Flood Area Application |
| ▪ Comparison Plan | |

Past Revisions and Supporting Documentation Listed Below

Plans and Supporting Documentation as of 11/9/23:

- [Plan Set 1 of 2 – 10.23.23](#)
- [Plan Set 2 of 2 – 10.23.23](#)
- [Response to Staff Comments – 10.23.23](#)
- [Stormwater Report – 10.23.23](#)
- [Wetland Assessment Report – 10.23.23](#)
- [Staff Comments – 11.16.23](#)
- [Land Stewardship/ Management Plan – 10.23.23](#)
- [Neighborhood Outreach Description – 10.23.23](#)
- [Earthwork Exhibit – 11.3.23](#)
- [Wetland Impact Exhibit – 11.3.23](#)

Revised Plans, Supporting Documentation and Staff Comments from 8/7/23 to 9/22/23:

- [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

Plans, Supporting Documentation and Staff Comments from Original Submission:

- [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](#)

2. **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, continued again to October 23, 2023, then again to November 6, 2023. On November 29, 2023, public hearing testimony began and the hearing was continued to December 11, 2023 and again to December 13, 2023) ***This item is being withdrawn, per communication item #1a.***

Updated Information as of 12/7/23:

- [Staff Comments](#) – 12.7.23

CURRENT Plans and Supporting Documentation as of 11/20/23:

- [Plan Set 1 of 2](#)
- [Plan Set 2 of 2](#)
- [Response to Staff Comments – 11-17-23](#)
- [Stormwater Report – 11-21-23](#)
- [Wetland Assessment Report – 11.20-23](#)
- [Staff Comments – 11.16.23](#)
- [Comparison Plan](#)
- [DEEP Reporting Form](#)
- [Land Stewardship/ Management Plan – 11.17.23](#)
- [Earthwork Exhibit – 11.20.23](#)
- [Wetland Impact Exhibit – 11.20.23](#)
- [Tree Removal Exhibit & Inventory - 11-20-23](#)
- [Trail Section / Crossing Detail 11-20-23](#)
- [Special Flood Area Application](#)

Past Revisions and Supporting Documentation Listed Below

Plans and Supporting Documentation as of 11/9/23:

- [Plan Set 1 of 2 – 10.23.23](#)
- [Plan Set 2 of 2 – 10.23.23](#)
- [Response to Staff Comments – 10.23.23](#)
- [Stormwater Report – 10.23.23](#)
- [Wetland Assessment Report – 10.23.23](#)
- [Staff Comments – 11.16.23](#)
- [Land Stewardship/ Management Plan – 10.23.23](#)
- [Neighborhood Outreach Description – 10.23.23](#)
- [Earthwork Exhibit – 11.3.23](#)
- [Wetland Impact Exhibit – 11.3.23](#)

Revised Plans, Supporting Documentation and Staff Comments from 8/7/23 to 9/22/23:

- [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
- [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

Plans, Supporting Documentation and Staff Comments from Original Submission:

- [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](#)

At this hearing, interested person(s) may be heard or submitted written communication received. Written communication can either be sent by mail to the Town Plan and Zoning Office, Room 214, Town Hall, 50 South Main Street, West Hartford, CT 06107, or by email to comment.tpz@westhartfordct.gov. Any written communication must be received in the Planning and Zoning Office no later than 4:30 PM the date of the public hearing.

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.