



Issued: 12/27/23

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

MINUTES

ATTENDANCE: Chair: Kevin Ahern; Commissioners: Gordon Binkhorst, Liz Gillette, Josh Kaplan; Alternates Nancy Grassilli; Town Staff: Brian Pudlik, Senior Planner

ABSENT: Andrea Gomes, John Lyons & Donald Neville

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

COMMUNICATIONS:

1.
 - a. Request to withdraw application IWW #1205 for 1800 Asylum Avenue. – **Motion to receive: Binkhorst/ Second: Kaplan – Vote 5-0**

OLD BUSINESS:

2. **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.) ***Note: On November 6, 2023, this agenda item was immediately continued, without testimony to a TPZ/IWWA Special Meeting on November 29, 2023. At the public hearing on November 29th, any interested person will have the opportunity to participate and ask questions or provide comments. On November 29th, this item was continued after testimony to December 11, 2023. On December 11th, this item was continued after testimony to December 13, 2023.***

This public hearing was closed after all testimony, cross-examination of the Intervening Petitioner and public comment concluded. The Commission did not deliberate or vote during this meeting, but noted they may do so at the January 3, 2024 regular meeting of the TPZ.

3. **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.) ***Note: On November 6, 2023, this agenda item was immediately continued, without testimony to a TPZ/IWWA Special Meeting on November 29, 2023. At the public hearing on November 29th, any interested person will have the opportunity to participate and ask questions or provide comments. On November 29th, this item was continued after testimony to December 11, 2023. On December 11th, this item was continued after testimony to December 13, 2023.***

This item was formally withdrawn at the request of the applicant pursuant to item 1 a.

MEETING ADJOURNED: 11:00 P.M. Motion/Gillette; Second/Kaplan; Vote 5-0

U: shareddocs/TPZ/Minutes/2023/Dec13_Draft