



SUSTAINABLE WEST HARTFORD COMMISSION

July 22, 2024

7:00 PM, Room 400, Town Hall

SPECIAL MEETING AGENDA

1. Call to Order
2. Approval of Prior Meeting Minutes
3. Community Comment & Communications (max 3 min each)
 - UI/CNG
 - Book gift
 - Discussion/vote on process for communications to commission
4. Ongoing Business
 - 1800 Asylum Ave – presentation, update/recap of mtg with Town Planner (Dave)
 - Working Group Reports, discussion as needed
 - Communications & Outreach
 - Nature-Based Solutions
 - Energy / Buildings
 - Waste

Process for UBP and Food Scrap Diversion Ordinance Development, Review, and Approval (from Rick Ledwith, via email, Wed 7/17)

Step 1. Draft the ordinance. Corporation Counsel would normally draft such language.

Step 2. Draft language would go to the Public Works, Facilities, and Sustainability subcommittee for approval and recommendation to the Town Council. Meeting is being set for sometime this summer.

Step 3. Town Council receives ordinance at its September 10, 2024 meeting and sets for public hearing on October 22, 2024.

Step 4. Town Council votes on ordinance following the public hearing at the October 22, 2024 meeting.

5. New Business
 - Report to Town Council
 - Election of New Officers, Commissioners' terms expiring

6. Staff Report – Sustainable CT update
7. Calendar Updates – 7/29 meeting cancelled
8. Next Steps & Agenda for Next Meeting
9. Adjournment

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.

Draft Process for Communications to Sustainable West Hartford Commission

Per WH Corporation Counsel – If Sustainable West Hartford Commission anticipates receiving ongoing communications from the public, the Commission should formally adopt a process to allow designated individuals to respond on behalf of group (like The Police Review Board.)

The Sustainable West Hartford Commission has a wide scope. Sustainability is a broad topic that encompasses nature-based issues, ways to handle waste, renewable / clean energy, and potentially other topics such as building protocols, transportation options, and as yet undiscovered topics. The Commission engages with town staff, residents, as businesses. As such we can expect an increasing number of public inquiries covering a diversity of topics. The question on the table is how we as an 11-member commission can best respond to comments or inquiries from the public. Here is a suggested protocol:

Communications from the public can come into the Commission a variety of ways. (e.g., to staff liaisons, to individual Commissioners, to sustainableweha@westhartfordct.gov.)

That person needs to decide if it is something they can respond to without consulting the group.

- Questions like “When is the Commission’s next meeting?” or “Who’s in charge of recycling?” are information only responses or referrals which may be responded to directly.
- Other more substantive communications that might require discussion – asking for the Commission’s opinion/recommendation or cc’ing the Commission on communications to Town Council – should be forwarded to the Chair or Vice Chair (FOIA) with a cc’d to staff liaison(s).

The Chair or Vice Chair (with help of staff liaison, if needed) should decide if communication warrants convening a “special meeting.” In which case, Chair, Vice Chair and staff liaison will try to schedule. Note: This would only happen in the event something was extremely important and time-sensitive.

Otherwise, the Chair, Vice Chair, or staff liaison will send a response, on behalf of the Commission, to the individual to let them know that their communication will be deferred to the next Commission meeting (for FOIA). It is important that residents are heard and feel heard. A response should include:

- Acknowledgement and thanks for their communication.
- Next steps (e.g., Commission meets monthly and will review communication at its next meeting on [insert date]. It is a public meeting and they are welcome to attend.)
- (Optional) reminder of the Commission’s main purpose/relevant duties per Town Code Sec 5-16.



1800 Asylum Proposed Development: Some Initial Thoughts

Proposal



- 1800 Asylum Avenue (UConn campus west of Trout Brook Drive) aka Heritage Park
 - 33.9 acres
 - Demolition of all existing structures/features
 - Features a grocery store, two (2) mixed use buildings to include restaurants, retail, and residential space in addition to a restaurant, spa, assisted living building, and town homes.
-

Status

- Wetlands approval
 - Application submitted, TPZ meeting as the IWWA (Inland Wetlands and Watercourse Agency) June 24, 2024
- Zoning change approval
 - Architectural plans, informal review by DRAC, first session May 9
 - Presentation to DRAC:
<https://www.westhartfordct.gov/fs/resource-manager/view/92b96a5b-b713-4de2-988a-e9d5f239bfa3>

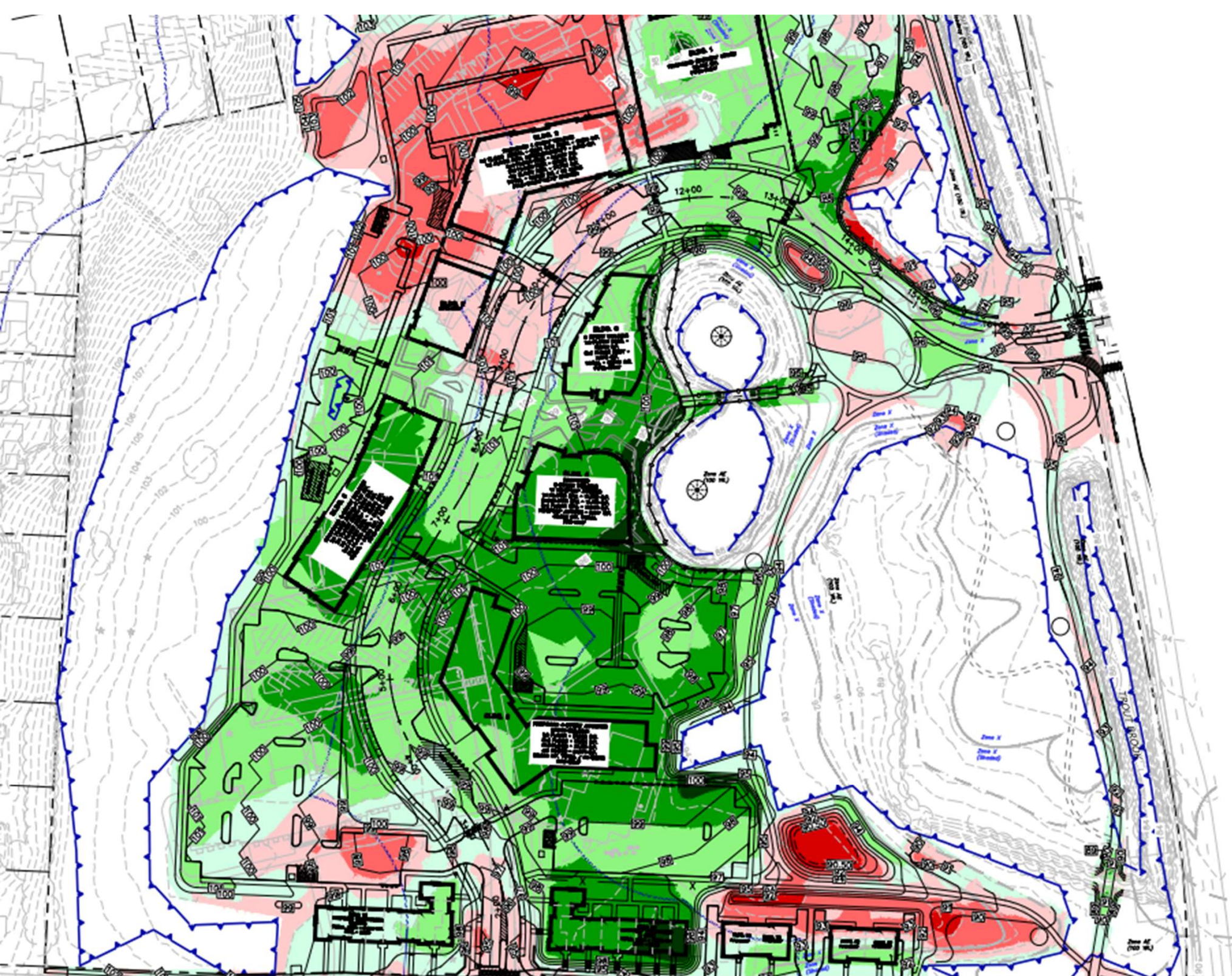
Low Impact Development

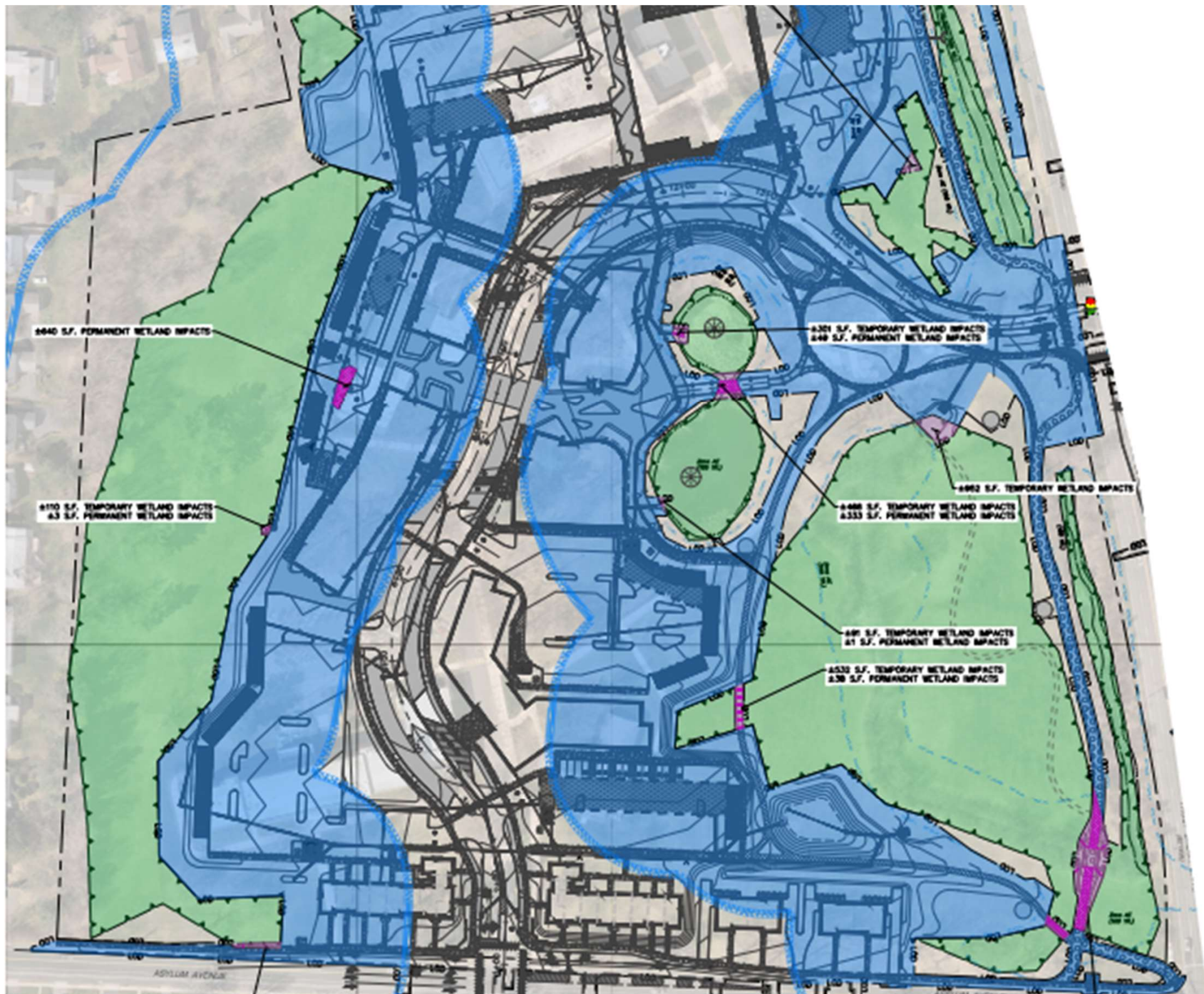


- Green Community Design
 - parks appropriate to scale
 - walkable, transit-oriented, linkage w existing pedestrian/bicycle ways
- Green Buildings
 - LEED – reduce heat island effect, reduce light pollution
- Green infrastructure/Landscape Design
 - Reduce off-site flooding, filter stormwater – permeable surfaces, rain gardens, bio swales
 - Plentiful trees/shrubs for shade – native list, support diversified habitat
- [Harris-County-Residential-Dev-and-Design-Standards.pdf](#)
[\(ghba.org\)](#)

Potential Issues

- Loss of open space
- Activity within 14.34 acres of the upland review area (within 150 feet buffer of wetlands)
- Likely widespread removal of mature trees
- 145.6% increase in impervious surface
- Peak stormwater discharge rates (NOAA, Atlas 14, also using FEMA floodplain maps) not keeping pace with actuals (e.g. 24 hours, 3 inches = 2 year event)
- Need for conservation easement for green/open space
- Need for independent monitoring of delivery/
compliance with “positive” steps





Positive Impact Claims



- Remediation of environmental (soil) contamination (PCB's)
 - Involves soil removal around buildings, draining/dredging ponds, etc.
 - Invasives removal
 - Pedestrian paths, extension of Trout Brook trail
 - Stormwater runoff improvement
 - Reduction in wetlands impact from previous iterations of plans
-