



Issued: 7/3/25

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JULY 7, 2025
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 TPZ Meeting, Wednesday, June 4, 2025
 - b) [Minutes](#) of the Special TPZ Meeting, Monday, June 23, 2025

COMMUNICATIONS:

- 2) [Request](#) to open and immediately continue application IWW #1237, appearing as item #5 on this agenda, to the September 3, 2025 regular meeting of the TPZ/IWWA.

NEW BUSINESS:

- 3) **28 Lawler Road** – Application (IWW #1238) of Jane Cable 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 an Accessory Dwelling Unit (ADU) with associated site work and the installation of a rain garden. A portion of the work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Submitted for IWWA receipt on July 7, 2025. Presented for a determination of significance).

[28 Lawler Road Application](#)

This link provides access to the following application materials:

- Application Form
- Civil Plan Set
- Architectural Plans
- Staff Comments
- Revised Stormwater Materials
- Stormwater Report
- Project Narrative
- Site Photos
- Response to Staff Comments

- 4) **1445 New Britain Avenue** – Application (SUP #1477) of Angel Land WeHa, LLC, requesting approval of a Special Use Permit to operate a new Indoor Recreation or Amusement Facility pursuant to sections 177-2(B), 177-6(B) and 177-42(A) of the zoning ordinances for Angel Land, an indoor Children’s Playground. (Submitted for TPZ receipt on July 7, 2025. Suggest required public hearing be scheduled for August 4, 2025.)

[1445 New Britain Application](#)

This link provides access to the following application materials:

- Application Form
- Plan Set
- Project Narrative

OLD BUSINESS:

- 5) **76 Sheep Hill Drive** – Application (IWW #1237) 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 replace an existing 12” reinforced concrete storm drainage pipe and outlet within Hall High Brook, in addition to stream bank erosion restoration and reinforcement with gabions. Work is proposed within the 150 ft. upland review area and directly adjacent to and within the watercourse (Pursuant to item #2 on this agenda, the applicant has requested that this item be opened and immediately continued to the September 3, 2025 regular meeting of the TPZ/IWWA).

[76 Sheep Hill Drive Application](#)

This link provides access to the following application materials:

- Application Form
- Plan Set
- Wetland Report
- Project Narrative

- 6) **60 Brook Street** – Application (IWW #1108-R1-25) of H-K Connecticut Holding Company, 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 conduct additional soil remediation work in the westerly portion of the site and within proximity of Jacob’s Brook. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Submitted for IWWA receipt on June 4, 2025. Presented for a determination of significance).

[60 Brook Street Application](#)

This link provides access to the following application materials:

Updated Plans and Responses to Comments – 6/20/25:

- Updated Plan Set
- Responses to Comments
- Final Staff Comments

Original Application Materials and Staff Comments

- | | |
|---------------------|------------------------------|
| ▪ Application Form | ▪ Wetland Report |
| ▪ Plan Set | ▪ Owner Authorization Letter |
| ▪ Project Narrative | ▪ Site Photos |
| ▪ Staff Comments | |

TOWN COUNCIL REFERRAL:

- 7) None

TOWN PLANNER’S REPORT:

- 8) Land Use Commissioner Training Requirements

- 9) [Accessory Dwelling Unit Discussion](#)

INFORMATION ITEMS:

- 10) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, August 4, 2025 @ 7:00 PM
- TPZ Regular Meeting, September 3, 2025 @ 7:00 PM (*Wednesday*)
- TPZ Regular Meeting, October 6, 2025 @ 7:00 PM

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.