



Issued: 1/2/26

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 5, 2026
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, Monday, December 1, 2025

COMMUNICATIONS:

2)

- a) [Request](#) by Danielle Levasseur, for a 30-day extension of time and to continue the public hearing of application IWW #1244, appearing as item #5 on this agenda, to the February 4, 2026 regular meeting of the TPZ/IWWA.

NEW BUSINESS:

- 3) **335 South Main Street** - Application (IWW #1246) of James & Evangiline Kammerer 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 the construction of a new single-family home with associated site improvements including a retaining wall, regrading, storm drainage infrastructure and landscaping. The work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Application presented for a determination of significance).

[335 South Main Street](#)

This link provides access to the following application materials:

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

- 4) **2080 Boulevard** - Application (SUP #1486) of the Westminster Presbyterian Church, requesting approval of a Special Use Permit to expand its church use with an accessory child day care center. This expansion of use would allow for a summer day camp run by the YMCA for children between the ages of 3 and 15 at the property. (Submitted for TPZ receipt on January 5, 2026. Suggest required public hearing be scheduled for February 4, 2026.)

[2080 Boulevard](#)

This link provides access to the following application materials:

- Application Form
- Site Plan
- Floor Plan
- Project Narrative
- Community Outreach Letter

OLD BUSINESS:

- 5) **82 Waterside Lane** - Application (IWW #1244) of Danielle Levasseur, Juliano's Pools, on behalf of Alison Overholt & Seth Wickersham (R.O.), 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 a 20' x 24' addition and an inground pool with associated site work. The work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed. (Determined Potentially Significant on November 10, 2025 and set for public hearing on December 1, 2025. Public Hearing opened and immediately continued to the January 5, 2026 regular meeting of the TPZ/IWWA. Pursuant to receipt of agenda item 2a, public hearing has been requested to be continued to the February 4, 2026.

[82 Waterside Lane](#)

This link provides access to the following application materials:

- Application Form
- Narrative
- Site Photos
- Public Written Comment
- Site Plan 10.22.25
- Wetlands Report
- Staff Comments 11.13.25

- 6) **230 Newington Road & 60 Brook Street** - Application (IWW #1245) of Honeycomb Real Estate Partners, 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 the construction of a new 54-unit multifamily residential development consisting of six (6) two-story buildings, along with associated parking areas, storm drainage infrastructure and landscaping. Work is proposed within the 150 ft. upland review area, including a new storm drainage outfall proposed immediately adjacent to Jacobs Brook. No direct wetland impacts are proposed. (Determined Potentially Significant on December 1, 2025 and set for public hearing on January 5, 2026.).

[230 Newington Road](#)

This link provides access to the following application materials:

- | | |
|---------------------|---------------------------------------|
| ▪ Application Form | ▪ Stormwater Report |
| ▪ Project Narrative | ▪ Plan Set |
| ▪ Wetland Report | ▪ Geotechnical Report |
| ▪ Outreach Report | ▪ Staff Comments 12.29.25 |
| | ▪ Response to Staff Comments 12.23.25 |

TOWN COUNCIL REFERRAL:

- 7) Application of Honeycomb Real Estate Partners, LLC requesting a rezoning of approximately 2.49 acres at 230 Newington Road from a R-6 One-family Residence District zone, IG, General Industrial District zone, and IE, Exclusive Industrial zone to RM-1 Multifamily Residence District zone with a Special Development District (SDD) overlay for the redevelopment of the site into a new 54-unit, 100 percent for-sale affordable housing, multifamily residential community consisting of six (6) two-story buildings, along with associated parking areas, storm drainage infrastructure and landscaping. The development will qualify as “assisted housing” under General Statutes Section 8-30g.

[230 Newington Road SDD](#)

This link provides access to the following application materials:

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|------------------------------------|------------------------|
| ▪ Application Narrative | ▪ Plan Set 12.5.25 |
| ▪ Stormwater Report | ▪ Traffic Impact Study |
| ▪ Combined Staff Comments 12.23.25 | ▪ DRAC Referral Letter |
| ▪ Town Council Referral Letter | ▪ Geotechnical Report |
| ▪ Outreach Report | |

- 8) An Ordinance Permitting Recreational Vehicles as an Accessory Use in Existing Single-Family Residence Districts – Application of Michael Cervone seeking to amend Section 177-2 and Section 177-6 C of the West Hartford Zoning Ordinances.

[Ordinance Permitting Recreational Vehicles as an Accessory Use in Existing Single-Family Residence Districts](#)

This link provides access to the following application materials:

- Application Narrative
- Town Council Referral Letter
- Proposed Ordinance

TOWN PLANNER'S REPORT:

9) None

INFORMATION ITEMS:

10) None

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, February 4, 2026 @ 7:00 PM (**Wednesday**)
- TPZ Regular Meeting, March 2, 2026 @ 7:00 PM
- TPZ Regular Meeting, April 6, 2026 @ 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.