



Issued: 1/9/26

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 5, 2026
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Gordon Binkhorst; Commissioners: Liz Gillette & Josh Kaplan; Alternates: Nancy Grassilli, Olaleye Onikuyide & Owen Eagan; Town Staff: Todd Dumais, Town Planner (arrived at 8:00 PM); Brian Pudlik, Senior Planner; Robert Gosselin, Associate Planner

ABSENT: Commissioner: Andrea Gomes

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

MINUTES:

1. Approval of Minutes:

- a. Minutes of the Regular Meeting, Monday, December 1, 2025: **Motion to approve minutes – Binkhorst/ Second; Grassilli - Vote 5-0; YEA:** Ahern, Binkhorst, Gillette, Kaplan & Grassilli (seated for Gomes); **NAY:** None

COMMUNICATIONS:

2.

- a. **82 Waterside Lane** – 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.

The TPZ acted by **vote (5-0) [Motion/Binkhorst; Second/Eagan; YEA:** Ahern, Binkhorst, Gillette, Kaplan & Eagan (seated for Gomes); **NAY:** None] to **RECEIVE** this communication.

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).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, in accordance with the Town of West Hartford Inland Wetlands and Watercourse Regulations, a motion was made by the IWWA to find the application to be non-significant and thus conditionally approved. By **unanimous vote (5-0) [Motion/Gillette; Second/Kaplan; YEA: Ahern, Binkhorst, Gillette, Kaplan, & Onikuyide (seated for Gomes); NAY: None]** the motion passed and the proposed regulated activity was found to be **NON-SIGNIFICANT** and thus conditionally approved based on the following findings:

335 SOUTH MAIN STREET
INLAND WETLAND APPLICATION IWW #1246
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **335 South Main Street** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1246** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **335 South Main Street**.

This permit is issued and made subject to the following conditions:

- 1.) Plans & Materials submitted and reviewed as part of the public record are incorporated by reference in this approval as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the issuance of any building permits, comments from the West Hartford Division of Engineering, dated January 5, 2026, shall be addressed to the full satisfaction of that department.
- 4.) The three pine trees located at the northeast corner of the property shall be protected and preserved during and after construction. The note on the plan shall be updated to reflect this requirement. If, for any reason, the trees are damaged or die as a result of construction, they shall be replaced.
- 5.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 6.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 7.) All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.
- 8.) A final comprehensive as-built survey and certifications from the relevant professionals, shall be submitted to the Town Planner upon completion of all work. Such survey and certifications shall demonstrate that all work was completed in a manner consistent with the approved plans associated with this application.
- 9.) The Applicant shall, submit a statement attesting that the stormwater infrastructure installed as part of this project will be maintained on an annual basis per the stormwater maintenance plan submitted as part of this application.

- 10.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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.)
The TPZ acted by **unanimous vote (5-0) [Motion/Grassilli; Second/Gillette; YEA: Ahern, Binkhorst, Gillette, Kaplan, Grassilli (seated for Gomes); NAY: None]** to schedule this matter for public hearing at a special meeting on **Wednesday, February 4, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

OLD BUSINESS / PUBLIC HEARING:

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.)

The TPZ acted by **unanimous vote (5-0) [Motion/Kaplan; Second/Binkhorst YEA: Ahern, Binkhorst, Gillette, Kaplan, Onikuyide (seated for Gomes); NAY: None]** to **open and immediately continue** this matter, without testimony, to the regularly scheduled meeting on **Wednesday, February 4th, 2026 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

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.).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0) [Motion/Binkhorst; Second/Kaplan; YEA: Ahern, Binkhorst, Kaplan, Gillette, Eagan (seated for Gomes); NAY: None]** to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

230 NEWINGTON ROAD & 60 BROOK STREET
INLAND WETLAND APPLICATION IWW #1245
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **230 Newington Road & 60 Brook Street** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1245** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

- [1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.
- [2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;
- [3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.
- [4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.
- [5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;
- [6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.
- [7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and
- [8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.

- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **230 Newington Road & 60 Brook Street**.

This permit is issued and made subject to the following conditions:

- 1.) Plans & Materials submitted and reviewed as part of the public record are incorporated by reference in this approval as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls and tree protection shall be installed. Once installed, but before the commencement of any disturbance, the Town Planner shall be notified and provided the opportunity to inspect.
- 4.) Bi-Weekly inspection reports of the sediment and erosion controls shall be submitted to the Town Planner. Additional erosion and sediment control measures shall be implemented and/or installed throughout the course of construction as/if deemed necessary and directed by the Design Engineer and/or West Hartford Town officials.
- 5.) All stormwater infrastructure shall be installed per the standards and specifications of the Town of West Hartford Division of Engineering.
- 6.) A final comprehensive as-built survey and certifications from the relevant professionals, shall be submitted to the Town Planner upon completion of all work. Such survey and certifications shall demonstrate that all work was completed in a manner consistent with the approved plans associated with this application.
- 7.) The Applicant shall, prior to issuance of a building permit, submit for review and approval by the Town Engineer and Town Planner, an annual maintenance plan for the on-site stormwater infrastructure installed as part of this project.
- 8.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

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.

The TPZ acted by **unanimous vote (5-0) [Motion/Kaplan; Second/Gillette; YEA:** Ahern, Gomes, Gillette, Binkhorst, Grassilli (seated for Gomes); **NAY:** None] to **RECOMMEND APPROVAL** of the subject application finding it consistent with, and furthering, the overall vision of the Plan of Conservation and Development (POCD).

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.

The TPZ acted by **unanimous vote (5-0) [Motion/Gillette; Second/ Onikuyide; YEA:** Ahern, Gillette, Kaplan, Binkhorst, Onikuyide (seated for Gomes); **NAY:** None] to **NOT RECOMMEND APPROVAL** of the subject application finding it inconsistent with the overall vision of the Plan of Conservation and Development (POCD).

TOWN PLANNER’S REPORT:

9. None

INFORMATION ITEMS:

10. None

MEETING ADJOURNED: 10:23 P.M. *Motion/Gillette; Second/Kaplan; Vote 5-0; YEA:* Ahern, Binkhorst, Kaplan, Gillette, Grassilli (seated for Gomes); *NAY:* None

U: shareddocs/TPZ/Minutes/2025/January _5_Draft

NOTE: A digital recording of this meeting is available for public review by contacting Planning and Zoning staff by phone at 860.561.7552 or by email at comment.tpz@westhartfordct.gov.