



Approved: 6/1/26

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, MAY 4, 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, Andrea Gomes; Alternates: Nancy Grassilli, Owen Eagan, Olaleye Onikuyide; Town Staff: Todd Dumais, Town Planner; Brian Pudlik, Senior Planner

ABSENT: None

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

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Special CIP Meeting, Monday, April 6, 2026: **Motion to approve minutes – Binkhorst/ Second; Gillette – Vote 5-0; YEA:** Ahern, Binkhorst, Gillette, Gomes, Kaplan; **NAY:** None
 - b. Minutes of the Regular Meeting, Monday, April 6, 2026: **Motion to approve minutes – Gillette/ Second; Binkhorst – Vote 5-0; YEA:** Ahern, Binkhorst, Gillette, Gomes, Kaplan; **NAY:** None

COMMUNICATIONS:

2. NONE

NEW BUSINESS:

3. **25 Holbrook Road** – Application (IWW #1249) of Danielle West (Juliano’s Pools) 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 22’ x 36’ inground pool with patio and associated site work. Work is proposed within the 150 ft. upland review area with no direct wetland impacts proposed (Submitted for IWWA receipt on May 4, 2026. Presented for a determination of significance).

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/Gillette; Second/Binkhorst; YEA:** Ahern, Binkhorst, Kaplan, Gillette, Gomes; **NAY:** None] to find the proposed regulated activity to be **POTENTIALLY**

SIGNIFICANT and set this matter for public hearing on **Monday, June 1, 2026 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

4. **26 Wiltshire Lane** - Application (IWW #1250) of Daniel Hoagland (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 is seeking approval to relocate and install a 16' x 20' shed and property boundary fence, which were installed without the benefit of permit and located entirely within the property of the University of St. Joseph, to a zoning-compliant location on the applicant's property. The work is proposed within the 150 ft. upland review area and a delineated wetland pocket located on the USJ property. (Submitted for IWWA receipt on May 4, 2026. Presented for a determination of significance).

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, a motion was made to find the application to be non-significant. The motion failed by **unanimous vote (0-5) [Motion/Gillette; Second/Gomes; YEA: None; NAY: Ahern, Binkhorst, Kaplan, Gillette, Gomes]**. Accordingly, the matter was found to be **POTENTIALLY SIGNIFICANT** and set for public hearing on **Monday, June 1, 2026 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

5. **60 Brook Street** – Application (IWW #1108-R2-26) 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. This is a continuation of remediation work previously approved by the IWWA as part of application IWW #1108, approved in 2019 and IWW #1108-R1-25, approved in 2025. (Submitted for IWWA receipt on May 4, 2026. Presented for a determination of significance).

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/Kaplan; Second/Binkhorst; YEA: Ahern, Binkhorst, Kaplan, Gillette, Gomes; NAY: None]** to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, June 1, 2026 at 7:15 in room 314 of Town Hall, located at 50 South Main Street.**

6. **312 North Main Street** - Application (SUP #1405-LB-26) of Kyle Tofflemire, requesting TPZ review and look-back of compliance with the conditions of SUP #1405. Originally approved to operate an out-patient veterinary ophthalmology clinic. The application proposes no changes to the interior or exterior of the existing site. (Submitted for TPZ receipt on May 4, 2026. Suggest required public hearing be scheduled for June 1, 2026.)

The TPZ acted by **unanimous vote (5-0) [Motion/Gomes; Second/Binkhorst; YEA: Ahern, Binkhorst, Kaplan, Gillette, Gomes; NAY: None]** to schedule this matter for public hearing at the regularly scheduled meeting on **Monday, June 1st, 2026 at 7:15pm in room 314 of Town Hall, located at 50 South Main Street.**

OLD BUSINESS / PUBLIC HEARING:

- 7. **289 South Main Street** - Rockledge Golf Course – Application (IWW#1248) of Helen Rubino-Turco, Director of Leisure and Social Services, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 6, 2026. Required public hearing scheduled for Monday, May 4, 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/Gomes; Second/Kaplan *YEA*: Ahern, Binkhorst, Gomes, Kaplan, Gillette; *NAY*: None] to **APPROVE** the proposed amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford.

ANNUAL MEETING

- 8. **Annual Meeting:** TPZ election of officers, selection of committee representatives, and approval of rules and regulations.
 - a. Chair – **Kevin Ahern nominated – Vote 5-0 – Approved** (Motion/Gomes; Second/Gillette *YEA*: Ahern, Binkhorst, Kaplan, Gomes, Gillette; *NAY*: None)
 - b. Vice-Chair – **Gordon Binkhorst nominated – Vote 5-0 – Approved** (Motion/Gomes; Second/Kaplan *YEA*: Ahern, Binkhorst, Kaplan, Gomes, Gillette; *NAY*: None)
 - c. TPZ Secretary – **Todd Dumais nominated – Vote 5-0 – Approved** (Motion/Binkhorst; Second/Gomes *YEA*: Ahern, Binkhorst, Kaplan, Gomes, Gillette; *NAY*: None)
 - d. Liaison to the Town Council Community Planning and Economic Development subcommittee – **Josh Kaplan nominated/ Nancy Grassilli alternate – Vote 5-0 – Approved** (Motion/Gillette; Second/Kaplan *YEA*: Ahern, Binkhorst, Kaplan, Gomes, Gillette; *NAY*: None)
 - e. Liaison to the Capital Region Council of Governments (CROG) – **Andrea Gomes nominated/ Nancy Onikuyide alternate – Vote 5-0 – Approved** (Motion/Binkhorst; Second/Kaplan *YEA*: Ahern, Binkhorst, Kaplan, Gomes, Gillette; *NAY*: None)

TOWN COUNCIL REFERRAL:

- 9. Resolution concerning a lease at 707 Oakwood Avenue

After a detailed review of the application and its related exhibits, the TPZ acted by **unanimous vote (5-0)** [Motion/Binkhorst; Second/Gomes; *YEA*: Ahern, Binkhorst, Kaplan, Gillette, Gomes; *NAY*: None] to **RECOMMEND** approval of this referral to the Town Council.

TOWN PLANNER’S REPORT:

- 10. Public Act 25-1: AN ACT CONCERNING HOUSING GROWTH: Overview on recent changes to C.G.S. and impacts to municipal planning and zoning.

INFORMATION ITEMS:

11. **None**

MEETING ADJOURNED: 8:47 P.M. Motion/Gomes; Second/Gillette; Vote 5-0; YEA: Ahern,
Binkhorst, Kaplan, Gillette, Gomes; ***NAY:*** None

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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.