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*Attorneys at Law*

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ITEM NO. 10  
FILE NO. 1030

LEWIS K. WISE  
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March 13, 2015

RECEIVED  
2015 MAR 13 PM 3:20  
ESSIE S. LABROT  
TOWN CLERK  
W. HARTFORD

Honorable Members of the West Hartford Town Council  
Town of West Hartford  
Town Hall, 50 South Main Street  
West Hartford, CT 06107

**Re: *Application for Amendment to Special Development District #106,  
160 Simsbury Road, West Hartford, Connecticut***

Dear Mayor and Honorable Members of the Town Council:

Application is hereby filed for an amendment to Special Development District #106 ("SDD") for property located at 160 Simsbury Road ("Property"). The application is filed by Hebrew Life Choices, Inc. as owner of the Property ("Owner"). The owner operates an assisted living facility on the property which is part of the SDD approved in 1999. The purpose of this application is to add thirty (30) parking spaces on Village Drive, the roadway along the perimeter of the development. A legal description of the Property, which is approximately 9.917 acres in size, is attached at Exhibit B and incorporated as part of this application, along with the information contained in Exhibits A through F. These exhibits have already been filed in conjunction with the Applicant's identical withdrawn application. We request that they be incorporated by reference as part of this application.

**History and Purpose.** The Property is part of land on Simsbury Road which is currently zoned as a special development district. The SDD encompasses two parcels. One parcel contains the Henley Woods Condominiums, which consist of 64 independent living units. The subject parcel contains the Hoffman SummerWood Community assisted living facility (formerly SummerWood at University Park) ("SummerWood").

In February 1999, the Town Council changed the zone of the 48.5 acres of land comprising the SDD from R-13 (single-family residence) to RM-4 (multifamily residence) and then to a special development district for a multifamily elderly housing development consisting of a 102-unit assisted living facility and 64 independent-living residences in 32 duplex structures. The independent living units, now known as Henley Woods Condominiums, has been completely constructed in accordance with that approval and is unaffected by this application.

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March 13, 2015

As a result of amendments to the SDD approved in 2007, the number of assisted living units was increased from 102 to 108, and approximately 14,424 square feet in the footprint of the facility was added. The amendment also added space to the dining area.

The Applicant is seeking this new amendment because of a chronic shortage of parking spaces despite the fact that the facility has 28 more spaces than required by the zoning regulations.

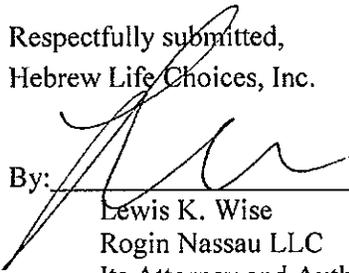
**Findings.** The requested amendment to the special development district is appropriate for the Property for the following reasons:

- (1) The plan as proposed is in harmony with the overall objectives of the Comprehensive Plan, as it will allow for minor modifications to the approved plan for this special development district;
- (2) The proposed plan is superior to one possible under the regular standards of the Town's zoning regulations; and
- (3) The plan will clearly be in harmony with the actual or permitted development of adjacent properties. There will be no deleterious change in the character of the surrounding neighborhood.

The Proposed Ordinance and information required pursuant to Section 177-44 of the Zoning Ordinance are enclosed. We respectfully request that this application be granted.

The Applicants respectfully request a waiver of an application fee for this filing in accordance with Zoning Code § 177-50L, as an application fee was previously provided to the Town in conjunction with the withdrawn application. In conformance with Zoning Code § 177-44C(2)(f), please accept this application and schedule it for a public hearing.

Respectfully submitted,  
Hebrew Life Choices, Inc.

By: 

\_\_\_\_\_  
Lewis K. Wise  
Rogin Nassau LLC  
Its Attorney and Authorized Agent  
for Application Purposes

# Hoffman SummerWood Community

February 25, 2015

**RECEIVED**

**MAR 09 2015**

Honorable Members of the West Hartford Town Council  
Town of West Hartford  
Town Hall, 50 South Main Street  
West Hartford, CT 06107

TOWN CLERK/TOWN COUNCIL OFFICE  
West Hartford, CT

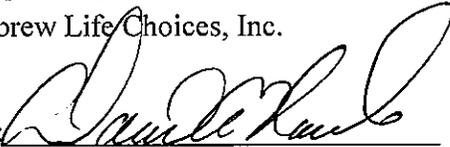
***Re: Amendment to Special Development District #106, 160 Simsbury Road,***

Dear Mayor and Honorable Members of the Town Council:

Hebrew Life Choices, Inc. is the owner of property known as 160 Simsbury Road, West Hartford, Connecticut, and as such, hereby files this application for an amendment to Special Development District #106 to allow certain modifications to the assisted living facility known as Hoffman SummerWood Community.

This letter is being provided for the sole purpose of meeting the requirements of Section 177-4c(1) of the West Hartford Zoning Regulations requiring written "application" by the property owner.

Respectfully submitted,  
Hebrew Life Choices, Inc.

By: 

David A. Houle  
Treasurer

**EXHIBIT A**

## DESCRIPTION OF PREMISES

All that certain parcel of land known as 160 Simsbury Road situated in the Town of West Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the northerly streetline of Simsbury Road at the division line between land now or formerly of Steeplechase Condominiums and the parcel herein described;

thence running North  $67^{\circ}-58'-24''$  West 801.61 feet along the northerly streetline of Simsbury Road to a point;

thence running North  $22^{\circ}-01'-36''$  East 154.48 feet to a point, thence turning and running North  $05^{\circ}-58'-24''$  West 138.00 feet to a point, thence turning and running North  $22^{\circ}-01'-36''$  East 124.50 feet to a point, thence turning and running North  $64^{\circ}-56'-02''$  East 423.00 feet to a point, thence turning and running South  $77^{\circ}-06'-35''$  East 202.62 feet, all along Parcel B-2, to a point;

thence running South  $04^{\circ}-57'-57''$  East 833.64 feet along land now or formerly of Steeplechase Condominiums to the point of beginning.

Being more particularly bounded and described on a map entitled: "Property Survey, Parcel B-1 The Village At University Park Subdivision, 170 Simsbury Road (Route 185), West Hartford, Connecticut," Dated: August 25, 1999, Revised to: January 19, 2000, Scale: 1"=40' and Prepared by: Milone & MacBroom, Inc.

EXHIBIT B

**An Ordinance Amending An Ordinance  
Establishing Zoning Regulations of the Town of West Hartford**

**BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:**

That the boundaries and districts shown on the Building Zone map entitled "REVISED ZONING MAP, TOWN OF WEST HARTFORD, CONNECTICUT", which map is on file in the Town Clerk's Office of the Town of West Hartford, be and are hereby amended as follows:

The zoning designation for the parcel of land described below ("Premises") which constitutes a portion of Special Development District #106 is hereby amended to allow certain modifications to the assisted living facility formerly known as SummerWood at University Park, now the Hoffman SummerWood Community, located on the Premises known as 160 Simsbury Road and bounded and described below.

All that certain parcel of land known as 160 Simsbury Road situated in the Town of West Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the northerly streetline of Simsbury Road at the division line between land now or formerly of Steeplechase Condominiums and the parcel herein described;

thence running North 67°-58'-24" West 801.61 feet along the northerly streetline of Simsbury Road to a point;

thence running North 22°-01'-36" East 154.48 feet to a point, thence turning and running North 05°-58'-24" West 138.00 feet to a point, thence turning and running North 22°-01'-36" East 124.50 feet to a point, thence turning and running North 64°-56'-02" East 423.00 feet to a point, thence turning and running South 77°-06'-35" East 202.62 feet, all along Parcel B-2, to a point;

thence running South 04°-57'-57" East 833.64 feet along land now or formerly of Steeplechase Condominiums to the point of beginning.

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**EXHIBIT C**

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February 27, 2015

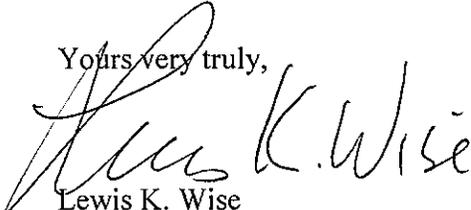
The Honorable Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

***Re: Statement of Financial Interest / Application for Amendment to  
Special Development District #106, 160 Simsbury Road***

Dear Mr. Mayor and Members of the Town Council:

This is to advise you that the applicant, Hebrew Life Choices, Inc., is a nonprofit corporation organized and existing under the laws of the State of Connecticut.

Yours very truly,



Lewis K. Wise  
Attorney for the Applicant

LKW:pgl

**EXHIBIT D**

### **Description of Proposed Uses**

The development proposal requests an amendment to the special development district for property at 160 Simsbury Road to allow the addition of thirty (30) parking spaces.

No noise, vibration, radiation, odor or dust, smoke, gas fumes or other atmospheric pollution is expected to be produced from the operation and maintenance of the building other than customarily generated from such uses.