

**WEST HARTFORD TOWN COUNCIL MEETING
MARCH 24, 2015
LEGISLATIVE CHAMBER**

ITEM #1: MEETING CALLED TO ORDER - 7:35 P.M.

President Slifka: Let's start the meeting. Good evening. We'll call the Council meeting to order and begin with the Pledge of Allegiance.

ITEM #2: PLEDGE OF ALLEGIANCE.

President Slifka: And, as we start, I'd like to, on behalf of the whole Council, wish a Happy 30th Anniversary to Mrs. Cantor and her husband, Michael. They're celebrating tonight or not celebrating tonight. A pre-anniversary, Happy Anniversary, to Mr. Doar and his wife, Carol, who'll be celebrating tomorrow, and a pre Happy Birthday to Mr. Captain, who will turn 39 tomorrow so congratulations. And can I have a roll call, please, Ms. Labrot.

ITEM #3: ROLL CALL - ALL COUNCILORS PRESENT.

President Slifka: Okay, we'll move to number 4, Mrs. Cantor.

ITEM #4: APPROVAL OF MINUTES

Councilor Cantor: Number 4, I move that we approve the minutes, the Town Council minutes dated 3/10/2015.

Councilor Kindall: Second.

President Slifka: The motion's made and seconded. Any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. To Public Forum.

ITEM #5: PUBLIC FORUM:

President Slifka: And before I read the disclaimer note, nobody has signed up, to speak at the Public Forum in this meeting. Is there anybody who did not sign up who wished to speak to an item which is the subject of the Council meeting as opposed to one of the prior public hearings? Okay. Seeing none then we will move on to number 6, Report from the Town Manager.

ITEM #6: REPORT OF TOWN MANAGER:

President Slifka: Mr. Van Winkle, the floor is yours.

Mr. Van Winkle: Thank you very much, Mr. Mayor. I don't have a lot to report. It's budget season and we're up to our ears in numbers. This Council meets with the staff and walks through our budgets in numerous meetings. We were here 'til 9:30 last night, going through certain sections of the budget and so we're, we keep you all busy this time of year as we head toward April 20th, where it's the budgets adoption night. If you're worried about potholes, and I know I've been talking about this for a little while, we actually have a new electronic way to report a pothole. If you were driving home last night and you hit a pothole and, boy, I gotta call that one in and didn't call it in, you can go right onto the Town of West Hartford website and you go onto our website and go to the Public Works Department and there's an application called YourGov and you can tell them approximately where that pothole was and they will schedule that for repair. You could still call 'em up and use the old method but any kind of concern you might have with regard to our infrastructure, you can call that right in to the Public Works Department and make it easier or on your cell phone even. The Fire Department received a grant from FM Global of \$2,500.00 to purchase smoke alarms for the hearing impaired and we're joining with Pfau's and West Hartford Center to do this program and they're purchasing those smoke alarms for us and giving 'em to us at the cost that they buy it at so it's a new program and we're gonna conduct that with the grant and the Fire Department. If someone is, would like to receive a, a smoke alarm, they just need to call the Fire Department on our or get on our website and send us an email and we'll connect you up with that program. If you have any questions, I'll be glad to answer them.

President Slifka: Are there any questions for the Manager? Mrs. Hall, go ahead.

Councilor Hall: You know and I, and I think, actually, Mr. Barnes had sort of raised this in an email but since it's been getting a little bit of play in the newspapers, there's a discussion about a bill that would give the State the right to, you know, take by eminent domain areas around potential train stations and I'm just wondering whether we as a Town, whether you've weighed in at all or whether that would have any application to potential train station here in West Hartford?

Mr. Van Winkle: We're familiar with the legislation. It's to create a regional authority. You know, there is an authority in the City of Hartford that allows that capital authority to invest state money in facilities in the City of Hartford. They can use their power, the power of that authority is eminent domain, and they make, override the local zoning. That seems to work in the City of Hartford. It's not something we would like to see in the Town of West Hartford. I, the State of Connecticut always has the power of eminent domain. They're, they're a government so they could always certainly come and take a property for some purpose and the State's authority overrides ours as a general rule. You know at the UConn property, they don't take building permits from us, they don't get zoning permits from us, those sorts of things, but this authority was, in particular, set up that the State might, this authority might use that part of eminent domain within 500 feet of a train, of a train station, a bus weigh station, fast-track, and then allow them to provide a development there without going through our normal zoning process. There was a hearing on this bill this week, and maybe it was last week as it's only Tuesday, but those provisions have been pulled out of the bill, that power of eminent domain and that ability

to override local zoning was pulled out of the bill, which is what we were seeking so it's not over until the legislature shuts down but we'll certainly keep an eye on that bill.

Councilor Hall: Thank you.

President Slifka: This actually, I was looking for here 'cause I knew, we had had some discussion about it a couple of weeks ago and raised some informal objections through CCM and there was a big headline yesterday that they had pulled those so I think we were not alone in that kind of, of a reaction to it so...that it? Go ahead, Mr. Doar.

Councilor Doar: Mr. Van Winkle, I had, we had a situation near our house about two weeks ago where a resident had to call, I believe he used 911 call because he had a food allergy and on our street was then a serious matter and the ambulance came but so did the fire trucks. No indication of fire. Can you explain to me again and maybe I should know this because I'm on the Public Safety Committee but why it is that when the call comes in where there's no indication of fire, we're sending a big fire truck to a call like that? That seems to be different from other towns. I should know the answer but since I don't I thought I'd ask.

Mr. Van Winkle: Well, it's not an uncommon question that we get in West Hartford. If and it's changed a little over the last few months as we're doing some experimentation. About half the calls the Fire Department responds to are medical calls and our Fire Department are fully skilled. There're paramedics on those vehicles. They're fully skilled people. If you are in trouble, they can get there quickly and so we have five fire stations and vehicles can get to your house quickly and help you. The paramedic service is in West Hartford but they could be tied up. There are only two vehicles that's run by a private company and so they're on their way. As a general rule, we get there first and, actually, as a general rule, our police officer gets there, an officer driving in your neighborhood. Again, for certain kinds of calls, we wanna get you to good health and so that officer will show up and begin to provide immediate medical help, CPR or whatever might be needed. The Fire Department is showing up also because they're, they're paramedics, which police officers aren't, and then a, a paramedic comes and if it is needed then an ambulance will come. We are sending our fire engines right now to every medical call to just test our ability to respond to those. We're looking at a service and, and the Council has been talking about this for some time, Councilor Captain's committee in Public Safety, we are looking at the potential of having a service of getting rid of that private paramedic company and letting our Fire Department be the paramedic service that would come to your house so that, that one company will not come. It'll save us over \$200,000.00 in fees and since we're already there, our Fire Department might be able to provide that service. We're evaluating that whole question about cost and revenues but, right now, we're responding to every medical call that comes in as a, as a test of our ability to respond to that. This is an evolving system and I think at some point in the future it may not be a big fire engine. It may be more of a, a response vehicle that will come but at this point in time, you're gonna see fire engines and, again, we're, we're trying to save ya' so we're trying to send a lotta resources when you're in distress. For most people, though, for all these smaller calls, it's generally not something we would do but we're experimenting with it right now.

Councilor Doar: Thank you very much.

President Slifka: Thank you, Mr. Doar. Mrs. Casperson?

Councilor Casperson: Yes. I just have a followup to that, Mr. Van Winkle. So are these, are they equally trained? I know that we do have the, you know, emergency EMTs on the fire trucks but are they equally trained as the people who do respond in the ambulance?

Mr. Van Winkle: Yes. The, we have, there's all sorts of classifications for medical response. The paramedic, we have paramedics we've been hiring only firefighters who have a paramedic license so they're fully trained. Their, you know, their license is up to date. They're fully able to provide that paramedic service. They, in the event that we took over this, they would actually ride with you to the hospital in the ambulance to make sure that you're taken care of, so it's very similar to what you would see from the private business.

Councilor Casperson: Thank you.

President Slifka: Thank you, Mrs. Casperson. Anyone else? Okay. Thank you, Mr. Van Winkle. We'll now move on to Consideration of the Consent Calendar, number 7.

ITEM #7: CONSIDERATION OF CONSENT CALENDAR - ITEMS 12, 17-23 TO RECEIVE

Councilor Cantor: I move that we place items 12 and 17-23 on the consent calendar.

Councilor Kindall: Second.

President Slifka: Motion's been made and seconded. Any discussion? Seeing none. All those favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

UNFINISHED BUSINESS:

ITEM #8: APPLICATION ON BEHALF OF HEBREW LIFE CHOICES, INC., OWNER OF 160 SIMSBURY ROAD, TO AMEND SPECIAL DEVELOPMENT DISTRICT # 106 (SDD) TO ADD THIRTY (30) PARKING SPACES ON VILLAGE DRIVE, THE ROADWAY ALONG THE PERIMETER OF THE ASSISTED LIVING FACILITY KNOWN AS HOFFMAN SUMMERWOOD COMMUNITY ("SUMMERWOOD")

WITHDRAWN

President Slifka: We go to Unfinished Business, number 8, and that is an application on behalf of Hebrew Life Choices, owner of 160 Simsbury Road, to amend Special Development District # 106 (SDD) to add thirty (30) parking spaces on Village Drive, the roadway along the perimeter

of the assisted living facility known as Hoffman SummerWood Community and that has been withdrawn by the applicant, so we'll go to number 9, Mrs. Cantor.

ITEM #9: SUBSTITUTE ORDINANCE PERMITTING SALE OF ALCOHOL AT GOLF COURSES AND PERMITTING ACCESSORY SNACK BARS AT GOLF COURSES AND OTHER RECREATIONAL FACILITIES

ADOPTED, VOTE 9-0

Councilor Cantor: Substitute Ordinance Permitting the Sale of Alcohol at Golf Courses and Permitting Accessory Snack Bars at Golf Courses and Other Recreational Facilities. I move that we adopt.

Councilor Kindall: Second.

President Slifka: Motion's been made and seconded. We did have a public hearing on this earlier, earlier this evening. Mr. Van Winkle, would you like to give a summary for the public who may not have seen that?

Mr. Van Winkle: Certainly. This Ordinance really is something that the staff generated for Rockledge Golf Course. It allows a, a golf course, and only a golf course that has a restaurant on it, to be able to serve beer, wine, and alcohol. Also, there are snack shops out generally in the middle of the golf course somewhere, there's some place to stop to get a, a refreshment. It, it also would allow, it also corrects something that's been a question in our Ordinances that would allow walk-up windows in parks. You know, we have a number of facilities, particularly in, in summer kids' programs, where you can walk up and get a hot dog or a drink or something, a nonalcoholic drink, and this Ordinance also allows those to exist. It's, was never clear in our Ordinance and this Ordinance clarifies that but the big thing here is that we are changing the way we are operating our golf courses. The Rockledge Golf Course would be the only public golf course that would, this would apply to but it would also apply to the private golf courses that're in West Hartford, that if they have a restaurant and a liquor license, then they would be allowed to serve alcohol on their premises, elsewhere on their premises with a permit. You would pass this Ordinance tonight; it wouldn't approve anyone for that. They would then have to submit a permit to the Town Planning and Zoning Commission for outdoor dining because it would come into that definition, so you pass this Ordinance, it allows it to happen, and then the TPZ would hear it, have a public hearing on that application, and approve or deny it at that point.

President Slifka: Thank you, Mr. Van Winkle. Any comments from the Council?

Councilor Barnes: Yes.

President Slifka: Go ahead, Mr. Barnes.

Councilor Barnes: Thank you, Mr. Mayor. Rockledge Golf Course is a public golf course and over the last, I'd say couple of years, we've seen the, the rounds that've been played at the golf

course drop off pretty substantially, which has resulted in a drop in revenue for the Town to be able to run this golf course and this Ordinance tonight will allow not only the sale, the sale of alcohol on the golf course but, hopefully, it will attract, you know, tournaments and outings during the week, where large groups of people will come and play many rounds of golf and enjoy Rockledge Golf Course and, hopefully, result in additional revenue for the Town, so I support the Ordinance.

President Slifka: Thank you, Mr. Barnes. Mrs. Casperson?

Councilor Casperson: Thank you, Mr. Mayor. I think that it's always a great thing that we're looking for ways of increasing revenue and I think that our Director, Helen Rubino-Turco has been very innovative in trying to help us get on the cutting edge and to stay competitive with the other private golf courses as well as in West Hartford and in the region, so I do support this. I think it evens out the playing field in West Hartford and makes it something that's more legal for everyone, which I think will be welcomed, and so I do support this.

President Slifka: Thank you, Mrs. Casperson. Mrs. Hall?

Councilor Hall: Thank you. I, too, will be supporting this and, and agree with Mrs. Casperson that Helen is doing a great job at looking at every possibility to try to increase revenues and she really has a, a huge task in front of her because, as we're looking at the budget, we see we've got proposed deficits in, you know, almost all of her categories here of our leisure activities, whether it's Cornerstone and Buena Vista and Rockledge and, you know, as, as you and I were speaking earlier, the golf courses, it's a huge fixed cost associated with them and as the rounds of golf have decreased over the last 1999, they've gone down 25% so it's really kind of a conundrum because you could say, oh, well let's just raise fees to cover whatever our expenses are but then by doing that you might end up just pushing those golfers to another golf course in another town, so I think this would be a good way to see if we can't take steps to address some of this. I think one of the other things we have to do is long-term look at all of this with all of our Council members. I, I think that, you know, we should kinda look at, as the contracts allow us to, look at Buena Vista, Veteran's Memorial Rink, the Art League, the, the public gardens, that whole area and see whether there isn't a way to manage them all collectively to also save money, so I think those are just, you know, this is one step in what can we do to attack not only the accumulated deficit in the enterprise fund but also continue to offer these type of leisure services it's, you know, without running them all on a deficit each year so, hopefully, we can come up with some good ideas for the future. Thank you.

President Slifka: Thank you. Mr. Davidoff?

Councilor Davidoff: Thank you, Mr. Mayor. The testimony during the public hearing was that the number of tournaments at Rockledge Country Club was not declining; it had increased. And I think to draw the conclusion that having the ability to serve alcohol on the golf course is going to increase the amount of participation at Rockledge, I, I don't get the connection and I'm sorta missing the connection, whether or not one has the ability to, to get a cocktail on the golf course is going to increase the number of rounds played there because the thing that was told was they were gonna get it during a tournament or something or you're gonna be on your rounds, you're

gonna be there anyway and you'll have the ability to, to drink so I'm having a hard time putting the connection between the reasoning that's been offered here this evening and my understanding is the, the money that would be raised from the sale of the alcohol would go to the restaurant and we get some type of percentage of that fund. There's a formula that is in the mix with respect to the revenues that comes into the Town from the restaurant revenue, so that's how I think the whole thing works so it's sort of a certain percentage. It's not like, oh, we sell XX amount of alcoholic beverages and all of a sudden the Town's gonna have this huge windfall and I don't want people to think that because that's not really how the whole system works. I know that I am of a minority view on having alcohol in, in parks and I think golf, a golf course is probably no different than any other park that we have in Town. It's a leisure activity and try to separate out drinking, the consumption of alcohol from doing a recreational activity such as playing the game of golf and I, I get it's a social outing. I, I get that. It's pretty clear what the connection is and, for some, maybe the consumption of alcohol may improve their game but I don't know if there's any studies to, to indicate that but I, I think you can take a larger view of the issue, alcohol on a public park, 'cause it still is a public park, is this some policy that we want to promote and endorse and move forward. I understand that there are other communities nearby that permit drinking of alcohol on golf courses and we want to, you know, be just like them but I think that, I think for a minute we should just reflect on, on that point and I think it's important to get it into the record that maybe there are people who just want to play golf. They take the golf game very seriously for some people and they have no tolerance for somebody who wants to just be out there goofing around and having, you know, a few cocktails on the golf course. So I, I can appreciate that. I can see what my colleagues, I appreciate your viewpoint on this, but I think that there do exist other viewpoints about the consumption of alcohol while on a golf course and I think we also have to remember that sometimes fathers and sons will go out or mothers and daughters or fathers and daughters or whatever the combination may be to take their, their youth out on the course and would you want to be consuming alcohol in the presence of, of your child while you're doing a recreational activity or teaching your, your, your child the rules of the game that you enjoy and I think you just need to stop and, and think about that. I think that's important. I think there are proper places to get alcohol. I don't think in the Town of West Hartford, there's any shortage of locations to get an alcoholic refreshment and I just ask you to consider whether or not a public golf course, 'cause it is a public golf course, is the appropriate venue to be consuming alcohol when you can go when you're done with your eighteen holes or your nine holes right into the clubhouse and in this case the restaurant and have your alcoholic beverage. Thank you.

President Slifka: Thank you, Mr. Davidoff. Anyone else? Mr. Barnes, go ahead.

Councilor Barnes: Thank you. I'll just respond briefly to Mr. Davidoff's comments. The Director of Leisure Services testified that there were a number of outings that didn't select Rockledge to host one of their outings because of the unavailability of alcohol and what's common through the spring into the fall and golf courses around the area, private and public, usually on Mondays, they host these tournaments or these outings. For example, the West Hartford Chamber of Commerce outing, which was attended by about 250 people that was hosted at Hartford Golf Club and at \$30.00 or \$35.00 per round at Rockledge for the 250 people would be somewhere between \$7,000.00 or \$8,000.00, you know, in revenue for the Town for that, you know, for that one afternoon outing so I, it's not just about how many cans of beer can

you sell and where's the revenue gonna come from. It's actually having people on the course, playing golf and, particularly, for these types of outings. With respect to your point about a father and son and where you're gonna learn the game, you know, we have Buena Vista as well. There'll be no alcohol at Buena Vista. It's a nine-hole course. It's a great place to learn how to play and that's always available as well. So I think the, the point is missing out on the opportunity to at least be considered for some of these outings during the golf season. Clearly, we, we haven't been because of that limitation and I think that this just levels the, the playing field so, as I said before, I support it.

President Slifka: Thank you, Mr. Barnes. Mrs. Casperson?

Councilor Casperson: Thank you, Mr. Mayor. So I do concur with Mr. Barnes on, on many of those counts. I think that when we're looking at being competitive and the viability of maintaining our revenues for the golf course, which is a large concern. We wanna keep the service available to the Town. Looking at sources of revenue is very important. I'm not, you know, suggesting that everyone go out and have a round of golf and a round of beer, but it's already happening whether we're, you know, really speaking about that at the private golf courses and this just helps put us in line and be competitive with what's available and when looking at what the Director was saying, Helen was saying, about the revenues, it is really, for me, about the tournaments and being able to be competitive from that standpoint, so I think that that's, that's really the issue. It's not, you know, just as in any other thing that you're choosing to do with your family, you can choose to imbibe or not imbibe but I think that, for me, when I'm looking at the other golf courses, this sort of makes that, sort of brings that into the fold of making that a little more legal in something that's already happening and I would rather, you know, us all be on the same page and have some structure around what is legal and what is not legal in West Hartford. Thank you.

President Slifka: Mrs. Casperson. Anyone else? Mrs. Hall?

Councilor Hall: Definitely. Mr. Davidoff, I can understand your comments and, and agree that there's people who are not going to want to have others there that are drinking when they don't want that for themselves or their family but I think, unfortunately, if we're going to be in the business of running a golf course, we can't do it with our hands tied behind our back from a competitive standpoint, especially in an environment where we're already losing money. This might've been different twenty years ago when this was the cash cow for the Town and, and they were, you know, they were making money and they were carrying all of our leisure services, the expenses across Town, it was so profitable but the whole industry of golf has changed. There's far fewer people golfing than there were and we need to either say, you know, we've gotta address this and change what we're doing and see if we can't run this without losing money or we need to rethink the whole thing. So, you know, I, I think this is a step towards saying, you know, is this a business we can be in and at least cover our costs. Just my final comments.

President Slifka: Thank you. Mr. Doar? Okay. Seeing none, I, just so I agree with the points made by most everybody but I do, you know, I think on the merits, we should do this. I do appreciate, though, that Mr. Davidoff stated his concerns that it kinda took a moment to pause on something like this and I think that's especially, given when something is, you know, we

immediately hear this can help us with revenue, everybody, both parties, is very sensitive to that and says, a-ha, we wanna be innovative, let's, let's try to raise to that and in light of that momentum and the fact that everybody was in favor, I, I give you a lotta credit, Mr. Davidoff, for raising that point and making everybody think about it. I'll, I'm gonna reach a different conclusion but I do appreciate the fact that you raised it and, for me, what it came down to is I, you know, like Mr. Barnes and Mrs. Casperson said, I don't envision this becoming a place where people are boozing it up so to speak while they're playing golf. It really is a targeted strategy about the tournaments, which does give me pause about this, that it's a smart thing. I appreciate Mr. Barnes brought up the economics of it, that it is a really Monday-centered thing when most people aren't golfing. The, the courses compete to get that business 'cause otherwise they're pretty empty that day, and Buena Vista is, is not covered by this. We at least, we do have the one course that will not, will not have this which, according to the data that we receive in the public hearing, that would now remain what we think is the only dry course left so maybe it's a nice balance in a way, Mr. Davidoff, that we have advanced one step but kept another foot in, in our past or something like that so if there's nothing further? This is an Ordinance change, so we need a roll call vote, Ms. Labrot.

Ms. Labrot: It's unanimous.

President Slifka: Thank you. We're under New Business then, number 10.

NEW BUSINESS:

ITEM #10: APPLICATION ON BEHALF OF HEBREW LIFE CHOICES, INC., OWNER OF 160 SIMSBURY ROAD, TO AMEND SPECIAL DEVELOPMENT DISTRICT # 106 (SDD) TO ADD THIRTY (30) PARKING SPACES ON VILLAGE DRIVE, THE ROADWAY ALONG THE PERIMETER OF THE ASSISTED LIVING FACILITY KNOWN AS HOFFMAN SUMMERWOOD COMMUNITY ("SUMMERWOOD")

(See Attachment A)

SET FOR PUBLIC HEARING ON MAY 12, 2015, AT 6:45 P.M. AND REFERRED TO TPZ, DRAC AND CRCOG

Councilor Cantor: Number 10, Application on behalf of Hebrew Life Choices, Inc., owner of 160 Simsbury Road, to amend Special Development District # 106 (SDD) to add thirty (30) parking spaces on Village Drive, the roadway along the perimeter of the assisted living facility known as Hoffman SummerWood Community. I move that we set for public hearing on May 12th at 6:45 and refer to TPZ, DRAC, and CRCOG.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. Any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Number 11, Mrs. Cantor?

ITEM #11: RESOLUTION ADOPTING A COMPLETE STREETS POLICY FOR THE TOWN OF WEST HARTFORD

(See Attachment B)

TABLED TO MAY 12, 2015

Councilor Cantor: Resolution Adopting a Complete Streets Policy for the Town of West Hartford. I move that we table until May 12th.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Twelve is on consent so we're up to Announcements.

ITEM #13: ANNOUNCEMENTS

President Slifka: Wow. That came fast. All right. I tried to put these in some semblance of calendar order. Artbeat 2015, an annual student exhibit sponsored by the West Hartford Public Schools and the West Hartford Art League, is available for viewing now through April 2nd. Selected work of students from Kindergarten through 12th grade will be on exhibit in both galleries of the Art League, which is located at 37 Buena Vista Road and the gallery hours are Thursday – Sunday from 1:00 p.m. – 4:00 p.m. Empty Bowls invites us to the 2015 Farm to Table Banquet, also known as Breaking Bread, too. This is on March 26th at 5:30 at the Hall High cafeteria. Adults pay \$15.00 and you get a bowl. Please reserve tickets at the Hall website under their event on the calendar. This event will also feature community chefs from Whole Foods, Rizzuto's, and MACC charities. All of the proceeds will be going to the Hall Garden and selected food-based charities. On Wednesday, March 25th from 7:00 p.m. – 8:30 p.m., enjoy a wine and chocolate tasting pairing workshop at the Noah Webster House and West Hartford Historical Society. Steve Leon of Wine Cellars 4 and Mary Anne Charron of Cocoa Chi will give a lesson on pairing the perfect bottle with the perfect box of chocolates. Please contact the Noah Webster House either at 521-5362 or visit noahwebsterhouse.org. Our own Mark McGovern, who is sitting here in the audience this evening, our Director of Community Services, will give his economic development report at the West Hartford Chamber of Commerce event on Thursday, March 26th from 11:30 – 1:30. The update will include a discussion of the local economy with a focus on new and renewing development and construction in West Hartford. Current and future projects in town will be reviewed and there

will be an opportunity for questions at the end. I think tickets are already being scalped, right, Mr. McGovern, but if, if not, you can also just check with the, well, we're not endorsing it, it's just that popular, or you can go to the Chamber for, for more details. You might've seen some signs on the lawns around Town, not for political candidates but for Conard High's production of Hello Dolly. It's continuing through this weekend, March 27th and 28th. Tickets are \$15.00 and can be purchased online at conardhighmusical.com. Bristow Middle School's production of Seussical will also be held on Friday, March 27th at 7:00 p.m. and Saturday, March 28th, at 2:00 p.m. and 7:00 p.m. All shows will be held in the school auditorium, which is over on Highland Street, and reserved seats are \$12.00 each. Order tickets online at showtix4you.com. And last on my list, join us as we welcome author Amy Bloom and NPR personality Faith Middleton to the West Hartford Town Hall on Wednesday, April 15th at 7:00 p.m. The event is free. Bloom is the author of three novels, three collections of short stories, and has been nominated for both the National Book Award and National Book Critics Circle Award. Middleton has been the host of the two-time Peabody Award Winning The Faith Middleton Show for over 35 years. At this event, Bloom will read from her latest novel, hold a Q&A, and sign copies of her books, which will also be available for purchase and for more information, please call the library at 561-6990. This event is sponsored by the Friends of West Hartford Libraries. I know Mr. Captain and Mrs. Casperson have announcements and Mrs. Cantor, so who wants to go first? Mrs. Casperson, go.

Councilor Casperson: I guess I, I'll go first. So Playhouse on Park presents Digits March 18th – 29th. The popular song and dance extravaganza is back. Digits, Dig It, is the 12th original production by Stop/Time's dance theater. The annual toe-tapping crowd pleaser was conceived, directed, and choreographed by artistic director, Darlene Zoller, with musical direction by Sean Pallatroni. Tickets range from \$25.00 - \$35.00 for adults. For more information, go to playhouseonpark.org. And Playhouse on Park hosts 5th Comedy Night on April 3rd. Join the Playhouse on Park for its 5th Comedy Night at the Playhouse and enjoy an evening of laughs. This event will feature Ray Harrington, headliner; Aaron David Ward, middle act; and Mike Drena, emcee. The stand-up show will be held on Friday, April 3rd, at 8:00 p.m. Again, www.playhouseonpark.org.

President Slifka: Thank you. Mrs. Cantor?

Councilor Cantor: Okay. West Hartford Night at the Children's Museum, March 27th. The new Children's Museum is hosting a West Hartford, it says 'might' but I think it means 'night,' where residents will receive free admission with proof of residency on March 27th from 4:00 – 8:00. Tour the latest exhibits, meet animals from the wildlife sanctuary. See an out-of-this-world sanitarium show. Enjoy the night of family fun. Call 231-2824 or visit the website www.thechildrensmuseumct.org. The Festival of Women's Voices supports the Bridge Family Center on March 28th at 4:00. Please join the West Hartford Women's Chorale on Saturday, March 28th, when they will host an infusion of women's choruses for the 2nd Annual Festival of Women's Voices. The concert begins at 4:00 p.m. at the Auditorium at King Philip Middle School. Hall High School's Voce Di Coeli along with several other local women's choirs will join the West Hartford Women's Chorale for a concert of music arranged for women's voices. Discretionary donations at the door will benefit the Bridge Family Center and while I have the mic, I'm gonna wish my husband a happy 30th. He just joined the audience and I wish all of our, all of our viewers and all of the residents of West Hartford a Happy Passover and Easter.

President Slifka: It's just how you dream of spending your 30th anniversary, I'm sure. Yes, we'd all agree with that. Mr. Captain and then Mr. Barnes.

Councilor Captain: Thank you. West Hartford Symphony Orchestra's 2015 Classical Spring Concert will be held this Sunday, March 29th at 3:00 p.m. at the Roberts Theater at Kingswood Oxford School, 170 Kingswood Road. The concert features Beethoven's Piano Concerto #1 with pianist, Eric Ouellette, and an excerpt from Brahms' Requiem, featuring the Eastern Connecticut State University Chorale. Tickets are \$15.00 general admission. Children under 12 are free. You can go to www.whso.org and the Roberts Theatre is handicapped-accessible.

Councilor Barnes: Very good. Thank you. This past Saturday night, the West Hartford Public School Foundation hosted their celebrity chefs outing. I'm proud to report that all nine Council members were there, cooking and helping to, to support the cause and raise money for our public schools. The event was very well-attended and I'd just like to thank the Foundation for all of their hard work, preparing the event and for all the work they do on behalf of our schools. Thank you.

President Slifka: Thank you. Well said. Okay. That's it for the Announcements so we'll go to Report from Corporation Counsel, Mr. O'Brien, sir?

ITEM #14: REPORT OF CORPORATION COUNSEL

Mr. O'Brien: Well, we don't need Executive Session, fortunately, so I'll be happy to answer any questions anyone might have.

President Slifka: You know, I feel compelled to say we do ask Mr. O'Brien a lotta questions outside of this meeting. Those who regularly tune in may get the impression that we never ask any questions.

Mr. O'Brien: Right. Well and so many of the cases, too, you need to discuss privately.

President Slifka: Exactly. Thank you. Are there questions for Mr. O'Brien, though? No? No. Okay. Thank you. We have several Appointments. Oh, I thought she didn't have any. No. I'm sorry.

ITEM #15: APPOINTMENTS

Councilor Cantor: All right. We've been catching up on some appointments so bear with me, there's quite a few, and I would like in advance to thank everybody who volunteers their time to serve on our Boards and Commissions.

President Slifka: Mr. Barnes is asking about resumes and I don't have them. There are many that are, I believe...

Ms. Labrot: There's eighteen.

Councilor Barnes: Do we have them or we don't have them?

President Slifka: We, she didn't put 'em on the desk. How 'bout we move the reappointments and then we'll table the or just do the regular appointments after the resumes are distributed?

Councilor Cantor: Okay. Reappoint Mary Caputo to Board of Assessors term ending 12/31/2018; reappoint John Rixon to, sorry, it's gonna take me a minute, reappoint John Rixon to Commission on Veterans' Affairs term ending 12/31/15; reappoint Judith Borden to Human Rights Commission term ending 12/31/17; reappoint Richard Roberts, Jr. to Risk Management Advisory Board term ending 12/31/2017; reappoint Thomas Foley, Jr. to Zoning Board of Appeals term ending 12/31/17; reappoint Lisa Sadinsky to Zoning Board of Appeals term ending 12/31/2018 and that's it for reappointments. I had the, I was assuming, I thought everybody had them, I apologize for that so I move that we reappoint.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. Any discussion? All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. No need for Executive Session so we go to 24, the Consent Calendar.

ITEM #24: CONSENT CALENDAR

ADOPTED

ITEM #12: RESOLUTION CLOSING COMPLETED CAPITAL PROJECTS, TRANSFERRING UNEXPENDED BALANCES TO THE CAPITAL RESERVE ACCOUNT OF THE CAPITAL AND NON-RECURRING EXPENDITURE FUND AND APPROPRIATING AVAILABLE FUND BALANCE FOR THE FINANCING OF CAPITAL PROJECTS

WHEREAS, in accordance with Connecticut General Statutes, the Town will conduct its mandated property revaluation for the Grand List of October 1, 2016 in order to ensure uniformity in real property valuations, and

WHEREAS, the total estimated cost to perform this revaluation is approximately \$600,000, an amount which will be incurred over a two-year period, and

WHEREAS, there is a balance of \$44,818.36 remaining in the October 1, 2011 revaluation account which can be closed to the Reserve Account of the Capital Non-Recurring Expenditure (CNRE) Fund and re-appropriated for the October 1, 2016 revaluation, and

WHEREAS, the remaining \$255,181.64 needed to fund expenditures of the first year is available for appropriation from the CNRE fund balance, and

WHEREAS, it is also the goal of the Town to discover and list all personal property and the Town believes that utilizing a professional consultant to audit personal property of commercial enterprises at an estimated cost of \$50,000 is the most effective means to accomplish this task, and

WHEREAS, the funding of \$50,000 for this project is available for appropriation from the CNRE fund balance, and

WHEREAS, from time to time the Town has need for professional services such as environmental reviews, wetlands analyses, surveys and mapping, and other studies and reports relating to economic development opportunities, such as the University of Connecticut campus, and would like to establish an account in the amount of \$75,000 for this purpose, and

WHEREAS, there is a balance of \$39,442.16 remaining in the Raymond Road Development account which can be closed to the Reserve Account of the Capital Non-Recurring Expenditure (CNRE) Fund and re-appropriated for an Economic Development account with the balance of \$35,557.84 available from CNRE fund balance,

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of West Hartford does hereby close the following capital projects and transfer the total of \$84,260.52 to the Capital Reserve Account of the Capital and Non-Recurring Expenditure Fund:

<u>PROJECT</u>		<u>AMOUNT</u>
891030	Property Revaluation	\$44,818.36
891350	Raymond Road Development	<u>39,442.16</u>
	TOTAL	\$ 84,260.52

AND, BE IT FURTHER RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD that the Fiscal Year 2014-2015 CNRE Fund budget is hereby amended as follows:

<u>Increase Estimated Revenues</u>		
33-910800-30506-9399	Fund Balance	\$425,000
 <u>Increase Appropriations</u>		
33-910800-30506-4058	Transfer to Capital Projects Fund	\$425,000

AND, BE IT FURTHER RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD that the following amounts are hereby appropriated in the Capital Projects Fund:

<u>Project</u>		<u>Amount</u>
891530	Property Revaluation 2016	\$300,000
891535	Personal Property Assessment	50,000
891550	Economic Development	75,000
TOTAL		\$425,000

ITEM #17: FROM TOWN PLAN AND ZONING – RE: RESOLUTION AUTHORIZING ACCEPTANCE OF PARKING LOT EASEMENT – (980-A FARMINGTON AVENUE) – RECOMMENDING APPROVAL

ITEM #18: FROM TOWN PLAN AND ZONING – RE: ORDINANCE PERMITTING THE SALE OF ALCOHOL AT GOLF COURSES AND PERMITTING ACCESSORY SNACK BARS AT GOLF COURSES AND OTHER RECREATIONAL FACILITIES – RECOMMENDING APPROVAL

ITEM #19: FROM CAPITOL REGION COUNCIL OF GOVERNMENTS - RE: ORDINANCE PERMITTING THE SALE OF ALCOHOL AT GOLF COURSES AND PERMITTING ACCESSORY SNACK BARS AT GOLF COURSES AND OTHER RECREATIONAL FACILITIES – FINDING NO APPARENT CONFLICT

ITEM #20: FROM TOWN PLAN AND ZONING RECENT PLANNING ACTIONS: RE: 77 ORCHARD ROAD, 110 BEECHWOOD ROAD, 975 NORTH MAIN STREET

ITEM #21: FROM INLAND WETLAND AND WATERCOURSES AGENCY RECENT PLANNING ACTIONS – RE: 54 HILLSBORO DRIVE, 245 PROSPECT AVENUE, 77 ORCHARD ROAD

ITEM #22: MINUTES FROM PUBLIC SAFETY COMMITTEE 3-9-15

ITEM #23: MINUTES FROM WEST HARTFORD CENTER SPECIAL SERVICES DISTRICT - 3-10-15

Councilor Cantor: I move that we adopt.

Councilor Kindall: Second.

President Slifka: Any discussion? All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. So number 25, under Communications.

COMMUNICATIONS:

ITEM #25: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(D) AND (G) A REQUEST ON BEHALF OF DELAMAR WEST HARTFORD, LLC, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #140 LOCATED AT 1 MEMORIAL ROAD, FORMERLY KNOWN AS 90 RAYMOND ROAD. THE REQUEST IS FOR MINOR ARCHITECTURAL MODIFICATIONS TO THE BUILDING FAÇADE, OUTDOOR PAVILION AND EXTERIOR HARDSCAPE ELEMENTS, INCLUDING THE SURFACE MATERIAL TREATMENT OF THE OFF-SITE CROSSWALK IMPROVEMENT

(See Attachment C. Plans are on file in the Town Clerk's Office.)

RECEIVED

Councilor Cantor: Communications. Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(d) and (g) a request on behalf of Delamar West Hartford, LLC, seeking approval for a revision to Special Development District plan #140 located at 1 Memorial Road, formerly known as 90 Raymond Road. The request is for a minor architectural modification to the building façade, outdoor pavilion, and exterior hardscape elements, including the surface material treatment of the off-site crosswalk improvement. I move that we receive.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded.

President Slifka: Motion's made and seconded. Mr. Van Winkle, I know we have Mr. Dumais here and Mr. McGovern.

Mr. Van Winkle: Todd Dumais, our Town Planner, and Mark McGovern, our Community Service Director, is just gonna come up and describe this. These are, these next several projects are, have been items of substantial public hearings so we thought we would go at a little more depth. Our Ordinances allow our Town Planner to make minor changes to special development districts and it's spelled out in our Ordinances. Years ago, if someone was gonna move that window two feet to the side, we'd have to come all the way back and hold another public hearing, so we amended those Ordinances to allow the Town Planner to make minor changes that don't have a substantial impact on the development that was approved from the public hearing. His communication to you is to give you notice of that public hearing. Should you decide that you don't want to receive that communication and you'd like to set that application for a full public hearing, you can do so tonight. Otherwise, if you receive the communication, it'll be adopted in the special development district. So Todd Dumais, our Town Planner.

Mr. Dumais: Thank you, Mr. Van Winkle. The first special development district administrative amendment request is for the Delamar Hotel, SDD #140. This is an amendment that has a couple of parts. As you're aware, since I've been here and having looked at over 140 special development districts in Town, there is not a single special development district that hasn't gone through some form of amendment. Typically, the larger and more complex the project, the more

amendments that're required and that's because even though you're acting on a zoning approval with zoning level designed drawings, the special development district almost gets to the point of needing construction-level drawings, so many times when a project is approved and it goes into those construction-level drawings, there are changes that necessitate some change to the approved plans that have to go back. If they're minor in nature, they can theoretically go through an administrative amendment. What we have for the Delamar Hotel is a result of a couple of things. The principal driver of these changes has been changes to the interior layout of the hotel and some cost-saving measures on materials. What I'd like to do is, is talk about them by category and by, by location. But first I'll talk about the architectural amendments 'cause they're principally changes to the façade material. This was the approved plan set and it was also distributed. You had some colored renderings with the comparable views. The base of the building was approved for a natural stone. That's remaining unchanged. The upper level of the building, this lighter shade grey, was approved for a precast concrete. There is a requested change to go to an EIFS product that will look no different. I've viewed that product in the field and a sample and it looks identical to the precast concrete that was approved. There are changes to the window sizes and the roof metal material type. So what you have here is our approved...can everyone see this? Our approved SDD and then the requested changes. So the roof material goes from a metal, to a metal standing seam roof versus this dragon-scaled metal. The change to the EIFS the midlevels of the building. The canopy size on both sides is we have a restaurant canopy and then the main entrance canopy, they're both being shrunk by about 40%. The reason for that shrinkage was the approved canopy size was so large that it added so much weight and complexity to the structural engineering of the supporting structure on the inside of the building that it was a very, very expensive feature so it was proportionally re-, reduced by 40% and it still achieves the same desired effect in terms of its appearance and function. Other changes, you get a glimpse of it here, there were two stairs, I'm sorry, elevator overrun towers that popped up through the roof. Those elevators were eliminated or proposed to be eliminated. Again, this was the, the approved version of the proposed change so these are the two elevator overruns. Those are proposed to be eliminated and a new window being replaced. Some other changes to the window sizes and configurations that're...more easily seen on the rear of the building. There is a loss of a few windows back here. Some of the smaller windows have switched to larger windows. Some of the smaller windows on other sides of the building have been filled in with an architectural feature. These faux chimney elements on the rear side of the, the hotel have been eliminated. Those were to support what would have been a wood fireplace inside. They decided to go with a natural gas fireplace that doesn't need an actual chimney. It could be vented by other means. So the architectural changes are principally to material, window sizes and configuration, roof material and configuration of some of the roof elements as they pop up through the building and this is just another view of up Memorial, those two elements that've been proposed to be taken off the building. That's it on the architectural side. There have been some other proposed changes; one to the accessory structure, which is that outdoor pavilion. You won't see any change here but in the packet you received, this end wall element is shifted to east-facing now. You should see that in the renderings that were, we sent out. They didn't have enough time to update this large poster board so it's the same look and material. It's just shifting sides. They felt that the, the layout of the outdoor pavilion looks better by shifting its orientation. Some things that will be difficult to show on a rendering are changes to the courtyard drop-off and then the banquet facility drop-off. They had previously been approved for a brick paver material and they're requesting stamped asphalt, I'm sorry,

stamped concrete on the main courtyard drop-off and on the other side just a, an asphalt driveway drop-off. The last requested changes relates back to a condition of approval and that was to install a brick paver crosswalk as an offsite improvement for all four corners of the Raymond and Memorial crosswalk. Since that time, our Town Engineer and given the weather circumstances, has been noticing that our brick paver crosswalks don't hold up as well as the stamped asphalt product that he has been using and so he's requested stamped asphalt on the crosswalk concrete on the interior site vehicular drop-off so our Town Engineer is preferring to go with the stamped asphalt crosswalk versus what was required as a brick paver. It'll be maintained the same herringbone brick pattern that would've been in the crosswalk. So those are kinda quickly the changes for, that're being proposed and I'd be happy to answer any other specific questions if you have them.

President Slifka: Questions?

Mr. Dumais: I did forget one element. One of the interior changes and it's really a result of not having to construct those elevator shafts, they were able to pick up three new hotel rooms and what that does is our zoning regulations require one parking space per sleeping room or guest room so there is a request for a modification under the parking requirements. They can request a modification up to 10 or 10%. They're not providing for any more parking so that falls within that authority but there is a slight change that it goes up to 114 rooms from the 111.

President Slifka: Okay. Mrs. Hall, go ahead.

Councilor Hall: Just a, a couple quick questions. The change in the crosswalks, will the stamped asphalt be a different color like in our drawings? Those crosswalks look different and really stood out. Is that?

Mr. Dumais: They will. The exact color will kinda be left to the Town Engineer to determine but it won't be a, a grey paver. It'll be some shade of red or, or a lighter red, consistent with what's used elsewhere in the Center and in Town.

Councilor Hall: Okay. And then could you just talk a little bit more about the fireplaces. So the, I know you have vented and ventless type of gas fireplace so does switching to gas mean any other major changes when it comes to the whole heating and everything else that's going on there?

Mr. Dumais: It does not. It was described by the project architect when they made the decision to just not have a traditional wood-burning fireplace there was no need to have that type of traditional chimney, so if we were inside the hotel, the fireplace will look no different than what was previously approved. It just doesn't require that traditional chimney vent. It can be direct-vented out, out of the exterior of the building.

President Slifka: Thank you. Mrs. Cantor?

Councilor Cantor: I, so the remaining elevators, where are they? They just are...

Mr. Dumais: The two remaining elevators...they're going from three to two. The remaining elevators are located...you're not gonna see them in any of the renderings particularly well but...if we were to pick a plan view or if you were to look at Sheet A-1 of, of we sent out plan set, really, in the center of the building behind where these elevators would have been, more centralized, there'll be two elevators that still remain there so they were able to consolidate these and have a more efficient central core on those elevators that were still able to meet the needs of the entire hotel.

Councilor Cantor: When I saw it, it looked like it was the middle elevator and that was centralized and I was a little concerned that...

Mr. Dumais: Yeah, there were, previously, there was one in the front as well that served...

Councilor Cantor: Okay. Okay.

Mr. Dumais: ...other operations.

Councilor Cantor: Thank you.

President Slifka: Thank you, Mrs. Cantor. Anyone else? Mrs. Kindall?

Councilor Kindall: It seems like a lot of changes and I can't explain it but there is a subtle difference to the look of the building and I guess I'm thinking it must be the windows and can you just explain a little bit more about the windows. It looks flatter to me. It looks more bulky. It doesn't look quite so castle-y or chateau-y. It looks more, it looks like a more flat, blocky kind of a feel.

Mr. Dumais: There, the only change to the window is the proportion size. They shrunk by, depending on the window, no more than six inches proportionally so, you know, there is no change in the depth, the sill, the balcony. All of that articulation...

Councilor Kindall: Stays the same?

Mr. Dumais: ...remains and it's really just the size of the window and the reason for that is this window was a custom-made window. This is a standard window that they could be able to fit on the building and, and with the change to EIFS be able to construct more efficiently without seeing as many seams and joint issues as they would have with the other window type. DRAC, I, this, you know, this is an administrative amendment so we don't typically take those to them but I did have a chance to discuss this with the Design Review Committee and particularly the Chairman and he had, they had no issues with any of the proposed changes, particularly because they were virtually, you'd have to really look hard to be able to pick what the changes are and the intent of the quality, the look and, really, the overall design theme hasn't changed and, you know, that was DRAC's opinion and I'd certainly would tend to agree with them, particularly when you start to look at all of these little changes.

Councilor Kindall: And you said the pavilion orientation had changed? What do you mean?

Mr. Dumais: Yup. Let me see...if you go to Sheet 14-1 in the new proposed plan set that's, I apologize. There is a rendering called View Northeast Pavilion and Event Lawn. I guess the best way for me to do this is to put what was approved and what's being requested. This end wall fireplace in the pavilion formerly was on the southern end of that wall. There, they want to shift that fireplace over to the central portion of the east-faced, east-facing portion of the pavilion so it's just moving it around that corner.

Councilor Kindall: Thank you.

President Slifka: Mr. Captain?

Councilor Captain: Thank you. Can you remind me the number of rooms in the hotel?

Mr. Dumais: The number of approved rooms is 111 and the number of new rooms requested as part of this amendment is 114.

Councilor Captain: So 114 rooms on six floors and one passenger elevator?

Mr. Dumais: Two.

Councilor Captain: Okay. I see, I see one. I see one that says P elevator and then I see one that says S and I assumed that was for service. Is...

Mr. Dumais: It's, it serves both functions. It's labeled that way on these plans but if you look at...

Councilor Captain: Okay, so guests can use two elevators to get up and down six stairs, or six, six floors.

Mr. Dumais: As far, as far as I know from my conversations with the, the architect, yes.

Councilor Captain: Okay. And there were three previously?

Mr. Dumais: There were three, yeah. There was an additional elevator that, like I said, was in this front corner of the building.

Councilor Captain: Okay. And do, do you have any expertise or as, as far as how well that will work for patrons? I wait for six elevators to go up nine floors every day and it's very frustrating.

Mr. Dumais: I do not have any expertise in a hotel elevator operation. It, it's a relatively small number of rooms for a hotel. It's not considered a particularly large hotel and given the turnover rates, I, I wouldn't imagine there being a problem, wouldn't imagine there being a problem but I don't know the answer.

Councilor Captain: Thank you.

President Slifka: Mrs. Hall first.

Councilor Hall: Just for our audience, could you update us on when you think a groundbreaking and an opening would be?

Mr. McGovern: Good evening, Mark McGovern, Director of Community Services. Provided action is taken tonight, they'll be in a position to begin, to start submitting building plans perhaps as early as this week. First step would be site mobilization permits, fencing, trailer, electricity to the site, and to begin doing the environmental remediation so that activity will start in April and we expect permitting for the foundations perhaps in early May followed by the rest of the superstructure and then it'll go from there. So, at the moment, the, the schedule is to begin in April and be completed by the summer of 2016.

President Slifka: Mr. Doar?

Councilor Doar: Thank you, Mr. Mayor. My question is in the same questions that Mr. Captain was asking about the elevators. It, when I first heard the, about these changes, I have to say, I wanna come back to some of the questions Mr. Captain's had. I don't wanna belabor this but it is a worry to me, too. You said that both elevators that will exist will be put, be used by patrons but one of the two elevators will also be a service elevator for, presumably, linens and for the hotel, for the people who work in the hotel. Is those two elevators in the lobby, which would be accessible to the patrons or is that second service elevator really somewhere in the back and I apologize but I wanna just understand this because we want this to be the next success and, to me, on, at least I, I find it odd that, that, that we'd go back. You talked about the concept of structural drawings and architectural drawings and window changes and so forth but changing the, the elevator scheme seems to me to be something that, my instinct just tells me it's somewhat unusual but maybe I'm naïve.

Mr. Dumais: Mr. Doar, I could point you to Sheets A1 and A2 of the design drawings. The elevator, both proposed elevator locations are located in the, the, I'll still call it the central core of the building with direct access to and off of the lobby and close proximity to residential, hotel units above, the corridor towards the restaurant and then service down below to the service space in the basement for both linen area and for back of house kitchen items.

Councilor Doar: I don't mean to interrupt you but that's, now that I'm looking, that drawing, that service elevator has access on both sides of the cabin?

Mr. Dumais: Yes.

Councilor Doar: Okay. Thank you very much.

President Slifka: Okay. Looks like that's it for questions. Thank you, Mr. Dumais. We'll, I know you'll be staying at the podium for the, the remaining items. All those in favor of receiving the communication?

All: Aye.

President Slifka: Those opposed? Motion carries. We're up to number 26.

ITEM #26: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(A), (B), (D) AND (E) A REQUEST ON BEHALF OF STEELE ROAD, LLC, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #139 LOCATED AT 243 STEELE ROAD. THE REQUEST IS FOR MINOR ARCHITECTURAL MODIFICATIONS TO EACH BUILDING, ADJUSTMENTS OF DISTANCE AND AREA MEASUREMENTS, MODIFICATIONS TO THE LANDSCAPING AND MODIFICATIONS TO THE MAILBOX KIOSK STRUCTURES

(See Attachment D. Plans are on file in the Town Clerk's Office.)

RECEIVED

Councilor Cantor: Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(a), (b), (d) and (e) a request on behalf of Steele Road, LLC, seeking approval for a revision to Special Development District plan 139 located at 243 Steele Road. The request is for minor architectural modifications to each building, adjustments of distance and area measurements, modifications to the landscaping, and modifications to the mailbox kiosk structures. I move that we receive.

Councilor Kindall: Second.

President Slifka: Okay. Motion's made and seconded. Back to you, Mr. Dumais.

Mr. Dumais: Thank you, Mr. Mayor. I, I don't have the very attractive drawings to, to walk through the changes on this particular request and perhaps I don't need them. These changes are a result of a couple of things. One of them, I'll take the landscaping change first, which is my second planned element change as described in my summary. This special development district had over 3,100 plantings approved. Our Regulations state that if any of those plantings are changed, species type, the size of the planting, or its location, it has to go back to a review process. Any one of those 3,100 plants. In this instance, many of those plants, once they went to design and go out to contract for actually purchasing those plants, they found that a lot of the plant material was not available. So they're asking for a number of substitutions of plant material within the same class. The, the most frequent substitution is white hemlock, white hemlock for, for a standard hemlock. There are virtually no changes to the size. There are substitutions minor adjustments based on some changes to tweaking of locations of light poles, so they didn't want a tree to shade a light pole but in all instances, and I apologize this sheet and it's very hard to read, but there are small squares and there's bubbles. I, I wasn't able to print this in color but it specifies in each instance what changed and whether it was a substitution or a change in size but in all instances they're less than a 10% in size and it's in the same class of, of landscape material. Overall, none of the screening, and by screening, I mean this sensitive berm area to the adjacent residential neighborhood both on the south side and then also on the Steele Road front on, yeah, Steele Road frontage, has changed except for a substitution here and there. The overall plant count has actually increased by 287 plants so, because of those changes, it still

requires me to go through and review them and notify you that that change needs some sort of approval. So that was the landscape change. Some of the architectural changes and on the back sheet of the, the handout that I provided, I kinda bubbled in the changes. Each building grew by 1 foot. The center unit in each building, they, they felt needed to be, have 1 foot wider of a living, main living area, so you wouldn't be able to tell the change, that the buildings went from 183 to 184. You see a minor change with the addition of these gabled dormers in the center of buildings 2, 3, 4, and 5. Also, the gable ends of the roof increased slightly. They were a, a little bit lower but they're in no instance higher than the overall approved height of the buildings. Back on the site plan, buildings, the, the quad, the back four buildings, previously, the elevated buildings were buildings 3 and 4. They felt that those needed to be in the center to provide better access for any potential tenants with ADA access to the clubhouse and the living areas so they moved the elevator cores to those buildings. As a result of, of, really, the 1 foot increase in building size, they're also required to ask for a slight adjustment to the permitted distance area and bulk measurements. The overall coverage on the site went from 11.7% to 11.8%, an increase of about 301 square feet. I can approve up to a 500 square foot request for an increase in, in that number and keep in mind this is a fifteen-acre site that's, you know, 200,000 square feet of development, so it's a pretty small overall increase. And that's, oh, and there was one change to the accessory structure, which is the mailbox kiosk in the center of the site. They wanna double-load the mailbox to make it more efficient. As a result, the enclosure, they want it to be slightly larger.

President Slifka: Thank you again, Mr. Dumais. Just one quick question for as I, I'm gonna preface this by saying I very much appreciate the summaries you guys have provided, this is very helpful. The, on the 243 Steele Road one, there, the first paragraph essentially on this references the change in hotel rooms, which I think was for the other item, for the, for the hotel application we just discussed? I just wanna confirm that's, that's an error, right? Anybody else know what I'm talking about? The second paragraph, the first one that's highlighted...on the memo.

Mr. Dumais: Yes, sorry. I, I basically prepared this late this afternoon.

President Slifka: Yeah.

Mr. Dumais: I'm sorry, Mr. Mayor.

President Slifka: No, no. Given, I mean, given all the other fine preparation, I feel bad even raising it but I just wanted to make sure I wasn't missing something in the, in the course of discussion so...

Mr. Dumais: No. I should also point out, Mr. Mayor, that I did skip over the, the balconies were slightly cantilevered. They're requested to be flush and there is a request to install a limited number of ground-mounted condenser air conditioning condenser units within the interior courtyard. They were unable to mechanically, they're called wall-mounted or closet magic-pack units, they were unable to actually situate those for the center units of each building so, as a result, they've kinda strung out five air conditioning units within the center courtyard and landscaped around those. I neglected to point that out.

President Slifka: Thank you. Anyone else? Mr. Barnes, go ahead.

Councilor Barnes: Just one quick question. I believe you mentioned it, Mr. Dumais, but on the, on the southern part of the property that borders the, the residential street, that the, with respect to the landscaping that there, there isn't a, a change or a drop-off in the number of plantings that provide the barrier between the development and those homes?

Mr. Dumais: That's correct, Mr. Barnes. There have been just, just a substitution of species type. No change even in the size of those substitutions, so it's the same size, same number on this important screening.

Councilor Barnes: Very good. Thank you.

President Slifka: Okay. Mr. Davidoff?

Councilor Davidoff: Thank you. With respect to those ground AC condenser units, okay, 'cause we had the other project at Quaker Green where we got that graveyard because they realized it was too late. This one in terms of the appearance of how these are going to look...any, any insight from the applicant?

Mr. Dumais: Sure. Mr. Davidoff, I had the exact concern, that we don't want a farm of condenser units on the ground, given what, what, what happened in Quaker Green, so I worked with the applicant, countless meetings, to, to figure out a, a solution to this issue and it was string them as far apart as possible to make it look like these were townhomes that had one condenser supporting each unit so, you know, in 184 feet of building length, you have five condenser units that're strung out that're landscaped over that full length.

Councilor Davidoff: Thank you. I appreciate that.

President Slifka: Thank you. Mr. Captain?

Councilor Captain: Thank you, Mr. Mayor. To piggyback on Mr. Barnes' question on the southern perimeter, is there still a berm there that the trees are on top of?

Mr. Dumais: Mr. Captain, yes. They haven't changed any of the grading or the height of the berm. They don't, they don't wanna touch that for obvious reasons.

Councilor Captain: Thank you.

President Slifka: Okay. Any further questions or discussion? Okay. Mr., Mr. Dumais, I have some new questions about all 3,100 of the plantings I'd like to go through. No. It looks like we have nothing further on this one so, with that, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. And just to reiterate, since it's been some time since Mr. Van Winkle gave that very good intro to the first one that we, when we're voting to, when we're voting yes in the affirmative, that is to receive the communication from Mr. Dumais. We are, it's not a zoning hearing that we're approving the application and such.

ITEM #27: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(C) AND (F) A REQUEST ON BEHALF OF SARJAC PARTNERS, LLC, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #28 LOCATED AT 7 NORTH MAIN STREET. THE REQUEST IS FOR MINOR MODIFICATIONS TO SITE SIGNAGE AND REQUIRED PARKING

WITHDRAWN

President Slifka: Twenty-seven has been withdrawn by, by the Town Planner so we go to number 28, Mrs. Cantor.

ITEM #28: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(C) A REQUEST ON BEHALF OF PROSPECT PLAZA IMPROVEMENTS, LLC, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #11 LOCATED AT 245 PROSPECT AVENUE. THE REQUEST IS FOR A MINOR MODIFICATION OF THE OFF-STREET LOADING AREA

RECEIVED

(See Attachment E)

Councilor Cantor: Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(c) a request on behalf of Prospect Plaza Improvements, LLC, seeking approval for a revision to Special Development District plan #11 located at 245 Prospect Avenue. The request is for a minor modification of the off-street loading area. I move that we receive.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. Mr. Dumais, back to you.

Mr. Dumais: Thank you, Mr. Mayor. This is a relatively simple request. SDD #11, the King Street Shopping Plaza, also where Shop Rite is. On the backside of Shop Rite, there exists the loading area for the store. Currently, there is a hammerhead turnaround that is off-, offsite, partially off of the approved SDD onto the Sisters of Saint Joseph property and they had a long-term lease for operation of that. They determined they did not need that hammerhead parking to make their large-bed, 63-foot/53-foot delivery trucks to make the maneuver without having to back on Prospect so they started the process to back out of the lease, which required them to restore that turnaround to its natural state. It happened to be an upland review area that required

them to submit a wetlands permit, which they did last month, and were approved for a restoration that was essentially the removal of asphalt and the restoration of what is upland review area and then there is a slight modification to some of the hill area so that way the trucks could pull in off of Prospect and do a big circle, a big loop, make the delivery, back in, and drive out. Myself and our Town Engineer, Duane Martin, met officials from Shop Rite, their engineer, and we watched a delivery driver make this maneuver so we're comfortable that it, it can be achieved and safely so so it's a requested change just to that one offsite loading area.

President Slifka: Thanks again, Mr. Dumais. Any questions? Mr. Barnes?

Councilor Barnes: Just one question. What is an upland review area?

Mr. Dumais: Sure. The upland review area, Mr. Barnes, is an area that's, first lemme back in, our Inland Wetland Regulations define what are wetlands, which are piggybacked, essentially, to a soil definition, that meet certain criteria or watercourses; ponds, streams, intermittent watercourses, those that have infrequent flows. Any of those areas are, you know, the regulated resource. Within 150 feet of all of those is, is termed an upland review area. It's a regulated area and within that area the Inland Wetlands Agency has a review authority to make sure any activity in those areas will not have a detrimental impact to the regulated resources, the wetland, the watercourse, so it gives them a chance to make sure that, you know, if we're building a parking lot, the storm water quality won't negatively impact soils and, and habitat of the wetlands.

Councilor Barnes: Very good. Thank you.

President Slifka: Anything further? Okay. Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Thanks again, Mr. Dumais. Number 29, Mrs. Cantor.

**ITEM #29: FROM ATTORNEY LEWIS K. WISE, ROGIN NASSAU, LLC (3-13-15)
WITHDRAWAL OF APPLICATION FOR AMENDMENT TO SPECIAL
DEVELOPMENT DISTRICT #106, 160 SIMSBURY ROAD**

Councilor Cantor: From Attorney Lewis K. Wise, Rogin Nassau, LLC, Withdrawal of Application for Amendment to Special Development District #106, 160 Simsbury Road. I move that we receive.

Councilor Kindall: Second.

President Slifka: Motion's made and seconded. Any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

ITEM #31: ADJOURNMENT

President Slifka: We have no Petitions, so I'd like to entertain a motion to adjourn.

Councilor Cantor: So moved.

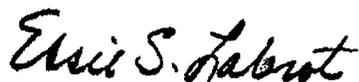
Councilor Kindall: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're adjourned. Good night.

Meeting adjourned at 8:45 p.m.



Essie S. Labrot
Town Clerk/Council Clerk

ESL/dd

APPROVED AT MAY 12, 2015, TOWN COUNCIL MEETING

ITEM NO. 10

FILE NO. 1020

Town Council Meeting
March 24, 2015
Agenda No. 27

ROGIN NASSAU LLC
Attorneys at Law

CityPlace I, 22nd Floor
185 Asylum Street
Hartford, CT 06103-3460
Tel: 860.256.6300
Fax: 860.278.2179
www.roginlaw.com

ESSIE S. LABROT
W. HARTFORD TOWN CLERK

2015 MAR 13 PM 3:20

RECEIVED

LEWIS K. WISE
lwise@roginlaw.com

March 13, 2015

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.

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.

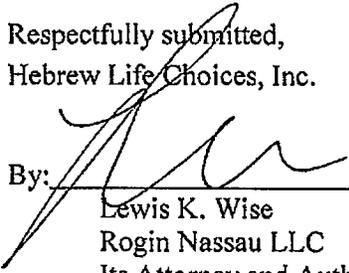
Findings. The requested amendment to the special development district is appropriate for the Property for the following reasons:

- (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

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

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.

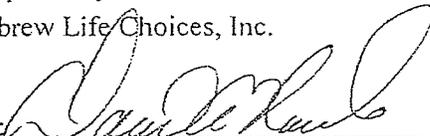
By: 
David A. Houle
Treasurer

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 $67^{\circ}-58'-24''$ 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 C

ROGIN NASSAU LLC

Attorneys at Law

CityPlace I, 22nd Floor
185 Asylum Street
Hartford, CT 06103-3460
Tel: 860.256.6300
Fax: 860.278.2179
www.roginlaw.com

LEWIS K. WISE
lwise@roginlaw.com

February 27, 2015

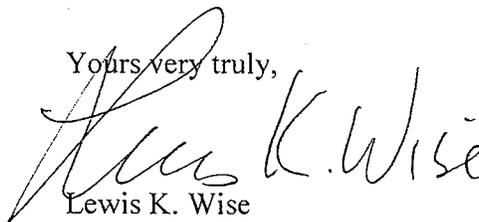
The Honorable Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

**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.

EXHIBIT E



Hydrologic Analysis

HOFFMAN SUMMERWOOD PARKING EXPANSION AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT #106

160 Simsbury Road (Route 185)
West Hartford, Connecticut

February 10, 2015
MMI #1911-03

Milone & MacBroom, Inc. (MMI) has been retained by Hebrew Health Care to provide site engineering services for the design of 30 additional parking spaces at the existing Summerwood Assisted Living facility located in West Hartford, Connecticut. The new parking spaces will be located along the facility's internal looped driveway with 23 of the parking spaces to be positioned at the rear of the site and seven spaces to be constructed at the front to the east of the site's main entrance. All on-site drainage connects to a detention basin located at the rear of the property. As part of the project design, a hydrologic analysis has been performed to determine additional storage volume requirements within the existing detention basin to accommodate the new contributing impervious surfaces from the proposed 30 parking spaces.

The Technical Release No. 55 (TR-55) entitled *Urban Hydrology for Small Watersheds*, formulated by the Natural Resources Conservation Service (formerly the Soil Conservation Service), was utilized as a tool to estimate the stormwater runoff volume from the additional impervious area, which is approximately 5,680 square feet. The analysis was performed for the 100-year rainfall return frequency. Rainfall data was obtained from the U.S. Weather Bureau Technical Paper Number 40 (TP-40) as listed in the 2000 Connecticut Department of Transportation *Drainage Manual*. The results indicated that the existing basin will need to be slightly expanded to accommodate approximately 3,150 cubic feet (0.072 acre-feet) of additional storage volume. The current basin has a storage volume of approximately 0.811 acre-feet at the overflow elevation. The expanded basin will have approximately 0.886 acre-feet of storage volume at the overflow elevation. Supportive computations are attached to this narrative.

The revised grading for the detention basin is depicted on the proposed site plan. By providing the additional storage volume, the proposed development will mitigate any potential increases in stormwater runoff and maintain the hydrologic characteristics that are currently present on site.

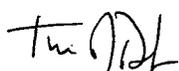
Attachments

1911-03-3-f1015-rpt

RECEIVED

FEB 27 2015

TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT


 MILONE & MACBROOM®



• The additional runoff generated from the new parking spaces will be stored in the existing detention basin which will be expanded. The analysis was performed in a 100-year rainfall frequency return basis.

- A total of 30 new parking spaces are proposed (approximately 5,680 SF of paved area)

- Using TR-55 Runoff Curve Number Method:

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}, \text{ where:}$$

Q = Runoff (in)

P = Rainfall (in) = 6.9 inches (100-yr 24-hr rainfall)

S = Potential maximum retention after runoff begins (in)

$$S = \frac{1000}{CN} - 10 \quad (CN = 98)$$

$$S = \frac{1000}{98} - 10 = 0.204$$

$$Q = \frac{(6.9 - 0.2 \times 0.204)^2}{(6.9 + 0.8 \times 0.204)} = 6.66 \text{ in}$$

- Additional runoff volume (ft³):

$$6.66 \text{ in} \left(\frac{1 \text{ ft}}{12 \text{ in}} \right) \times 5,680 \text{ ft}^2 = 3,152.4 \text{ ft}^3 \approx 0.072 \text{ ac-ft}$$

- Detention Basin Storage Volume:

Current = 0.811 ac-ft @ overflow elev. 428.5

Expanded = 0.886 ac-ft @ overflow elev. 429.3

Additional volume
= 0.075 ac-ft

OK //

Existing Detention Basin (Current)

Elevation (ft)	Surface Area (ft ²)	Volume (ft ³)	Volume (ac-ft)	Cumulative Volume (ac-ft)
123.0	3,825.0	0.0	0.000	0.000
124.0	4,700.0	4,262.5	0.098	0.098
125.0	5,625.0	5,162.5	0.119	0.216
126.0	6,600.0	6,112.5	0.140	0.357
127.0	7,625.0	7,112.5	0.163	0.520
128.0	8,675.0	8,150.0	0.187	0.707
128.5	9,500.0	8,500.0	0.196	0.811
129.0	10,000.0	4,837.5	0.111	0.922

Existing Detention Basin (Expanded)

Elevation (ft)	Surface Area (ft ²)	Volume (ft ³)	Volume (ac-ft)	Cumulative Volume (ac-ft)
122.5	450.0	0.0	0.000	0.000
123.0	3,375.0	956.3	0.022	0.022
124.0	4,100.0	3,737.5	0.086	0.108
125.0	4,900.0	4,500.0	0.103	0.211
126.0	5,700.0	5,300.0	0.122	0.333
127.0	6,600.0	6,150.0	0.141	0.474
128.0	7,525.0	7,062.5	0.162	0.636
129.0	8,825.0	8,175.0	0.188	0.824
129.5	9,500.0	7,000.0	0.160	0.886
130.0	9,700.0	9,262.5	0.213	1.099

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

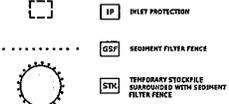
SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE MAINTAINED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2005, TOPIC OF BEST MANAGEMENT PRACTICES, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

- 1. PURPOSE AND DESCRIPTION OF PROJECT**
- a.) THE CONSTRUCTION OF 28 PAVED PARKING SPACES AND THE CONVERSION OF 3 EXISTING STANDARD SPACES TO 2 ACCESSIBLE SPACES; RESURFACING EXISTING DETENTION POND.
 - b.) TOTAL SITE AREA: 49.9 AC.
 - c.) DISTURBED AREA: 49.6 AC. (LIMITS OF PROPOSED GRADING)
- 2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS**
- a.) SLOPES AND FILLS ASSOCIATED WITH CONSTRUCTION.
 - b.) PROTECTION OF EXISTING STORM DRAINAGE SYSTEM.
 - c.) PROTECTION OF ONSITE WETLANDS.
- 3. SCHEDULE OF ACTIVITIES**
- a.) CONSTRUCTION START DATE: JUNE 2015
 - b.) CONSTRUCTION END DATE: AUGUST 2015

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CLEAR THE SEDIMENT BASIN WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF THE NET STORAGE CAPACITY OF THE BASIN OR WHEN THE DEPTH OF AVAILABLE POOLS IS REDUCED TO 18 INCHES, WHICHEVER IS ACHIEVED FIRST.
2. SEDIMENT AND EROSION CONTROL SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
3. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWNS ENGINEER REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
4. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
5. ALL DOWNSPOILING WASTE MATERIALS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
6. THE SITE SHOULD BE KEPT CLEAR OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
7. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
8. SEE SITE DETAILS, SO FOR ADDITIONAL DIRECTION ON THE MAINTENANCE PROCEDURES OF THE SEDIMENT AND EROSION CONTROLS NOTED ON THIS PLAN.

EROSION CONTROL LEGEND



HENLEY WOODS

EATON CIRCLE (PRIVATE)

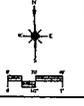
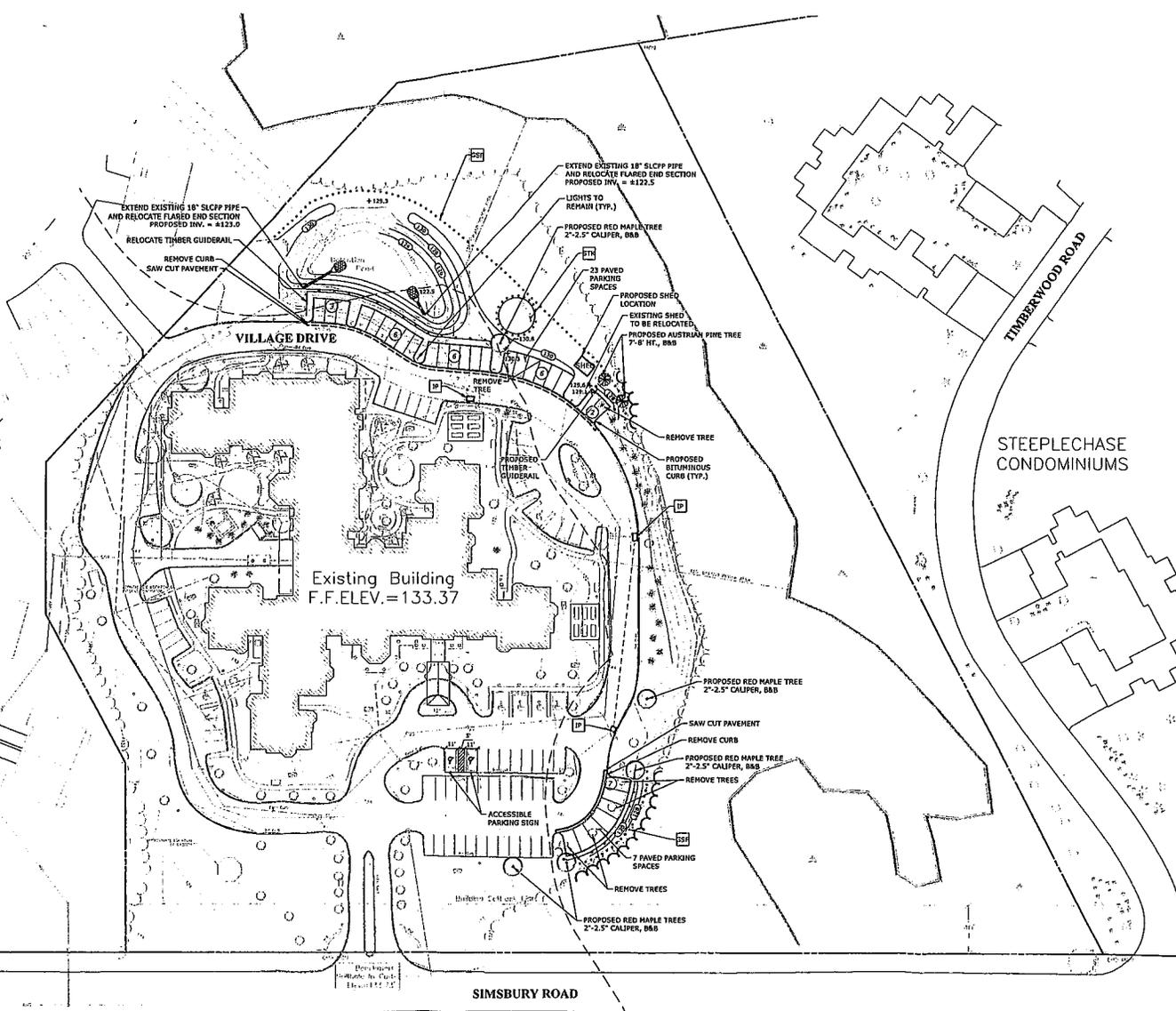
VILLAGE DRIVE

Existing Building
F.F. ELEV. = 133.37

SIMSBURY ROAD

STEEPLECHASE CONDOMINIUMS

TIMBERWOOD ROAD



MILONE & MACBROOK
99 Henley Drive
Hartford, CT 06110
(860) 771-1177 Fax (860) 272-9733
www.miloneandmacbrook.com

DESCRIPTION	DATE	BY

SITE PLAN
HOFFMAN SUMMERWOOD - PARKING EXPANSION
AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT # 06
AND WETLAND PERMIT #651
169 SIMSBURY ROAD (ROUTE 185)
WEST HARTFORD, CONNECTICUT

TD	KMT	TD

SCALE: 1"=40'
DATE: FEB. 24, 2015
PROJECT NO: 1511-03
SHEET NO: 2 OF 3

SP

SEEDING & EROSION CONTROL SPECIFICATIONS

GENERAL:
 THESE SPECIFICATIONS SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS THESE ARE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
 IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER AS TO NOT PRECLUDE ANY WELLHEADS, WELLS, TRENCHES, WATERBODIES, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL WELLHEADS, WELLS, TRENCHES, WATERBODIES, AND CONDUIT CARRYING WATER, ETC. THROUGHOUT CONSTRUCTION PERIODS AND THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL WELLHEADS, WELLS, TRENCHES, WATERBODIES, AND CONDUIT CARRYING WATER, ETC. THROUGHOUT CONSTRUCTION PERIODS AND THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL WELLHEADS, WELLS, TRENCHES, WATERBODIES, AND CONDUIT CARRYING WATER, ETC. THROUGHOUT CONSTRUCTION PERIODS AND THROUGHOUT THE LIFE OF THE PROJECT.

LAND GRADING:
GENERAL:
 1. THE REPAIRING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED ACCORDING WITH THE FOLLOWING CRITERIA:
 a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM CHANNELS TO PREVENT SEEPAGE FROM DAMAGING CUT FACES AND FILL SLOPES.
 e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO INFRINGE ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR COLLAPSE.
 f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UP ON THE PREMISES OF ANOTHER OWNER OR ON ADJACENT WELLS, WATERCOURSES, OR WATER BODIES.
 g. PRIOR TO ANY REPAIRING, A STABLENESS CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILS:
GENERAL:
 1. TOPSOIL SHALL BE STRIPED OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM PROVIDING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
 2. UNLESS OTHERWISE FULLY SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
 3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
 4. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.
MATERIALS:
 1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
 2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
 3. TOPSOIL SHOULD BE RELATIVELY FREE OF STONES, MATERIAL, AND MUST BE FREE OF STONES OVER 1 IN DIAMETER, LIMBS OF SOIL ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF WEEDS OR BRIZOIDNES SUCH AS THISTLES, WIGWAGS, AND QUACKGRASS.
 4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) MINIMUM, TWENTY PERCENT (20%) MAXIMUM IS REQUIRED. AVOID LIGHT COLORED SANDY OR SILTY TOPSOIL.
 5. SOLUBLE SALT CONTENT OF OVER 1000 PARTS PER HILION (PPH) IS LESS FAVORABLE. AVOID HIGH SALT TOPSOILS BECAUSE OF HIGH SALT CONTENT AND SULFUR ACTIVITY.
 6. PH SHOULD BE MORE THAN 6.0. IF LESS, ADD LIME TO INCREASE PH TO AN ACCEPTABLE LEVEL.

APPLICATION:
 1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
 2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"). GO TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

GENERAL:
 1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE EROSION, AND ON OTHER FINAL GRADING AREAS THAT PRODUCE EROSION. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE EROSION, AND ON OTHER FINAL GRADING AREAS THAT PRODUCE EROSION.
SITE PREPARATION:
 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF CALCIUM HYDROXIDE PER ACRE (1 LBS. PER 100 SQ. FT.).
 4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 200 LBS. OF 16-16-16 PER ACRE (1 LBS. PER 100 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 16-16-16 (1 LBS. PER 100 SQ. FT.)
 5. UNLESS INDICATED OTHERWISE, SEEDS SHALL BE PLACED AT A DEPTH OF FOUR (4) INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
 6. TILLAGE SHOULD ACHIEVE A NEARLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:
 1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES FOR EACH VEGETATIVE COVER SELECTION IN ACHIEVING SPECIFICATION BELOW.
 2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, SPREADING, OR HYDRANTIC APPLICATION.
 3. UNLESS INDICATED OTHERWISE, COVER VEGETALS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
 4. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
 5. USE PROPER MULCHING OR ALL LEGUME SEEDINGS. USE FOUR (4) TIMES NORMAL RATES WHEN HYDRANTIC.
 6. USE SOIL MOISTURE TESTS TO A DEEP CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

MAINTENANCE:
 1. TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.
 2. ON SITES WHERE GRADES FREQUENTLY, READJUST ANNUALLY 200 POUNDS OF 16-16-16 FERTILIZER PER ACRE (1 LBS. PER 100 SQ. FT.) OR AS NEEDED ACCORDING TO ANNUAL SOIL TESTS.
 3. ON SITES WHERE GRADES FREQUENTLY, READJUST EVERY THREE (3) YEARS OR USING SUITABLE EQUIPMENT.
 4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. USE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW. APPLY STRAW OR HAY MULCH AND ANKON TO SLOPES GREATER THAN 3% OR WHERE CONCENTRATED FLOW MAY OCCUR.

EROSION CHECKS:
GENERAL:
 1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE CONSTRUCTION DAMAGE FROM EROSION AND RUNOFF, AND TO ENHANCE THE AESTHETIC APPEARANCE OF THE SITE. IT SHALL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION PATTERN FINAL, GRADING AND PERMANENT VEGETATIVE COVER IS REQUIRED.
SITE PREPARATION:
 1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 3. APPLY LIME ACCORDING TO SOIL TEST OR AS SPECIFIED.
VEGETATIVE COVER SELECTION & MULCHING:
TEMPORARY VEGETATIVE COVER:
 PERMANENT MEASURES 3 LBS./1,000 SQ. FT. (DOUBLE PERCENT)
 PERMANENT VEGETATIVE COVER: SEE SPECIFICATIONS

INSTALLATION AND MAINTENANCE:
 1. SLOPED EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER ENDS.
 2. BALE EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE STORM ENDS INDICATED ON THE PLANS AND IN ADDITIONAL AREAS AS MAY BE DETERMINED BY THE CONTRACTOR.
 3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
 4. INSPECTION SHALL BE FREQUENT AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN AND REPAIR OR REPLACEMENT SHALL BE MADE PROPERLY AS NEEDED.
 5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPIDE STORMWATER FLOW OR DAMAGE.

TEMPORARY VEGETATIVE COVER

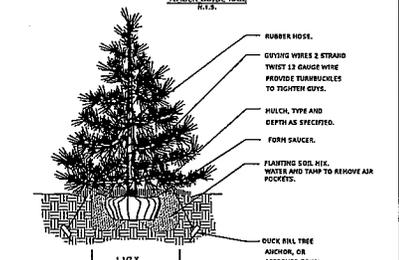
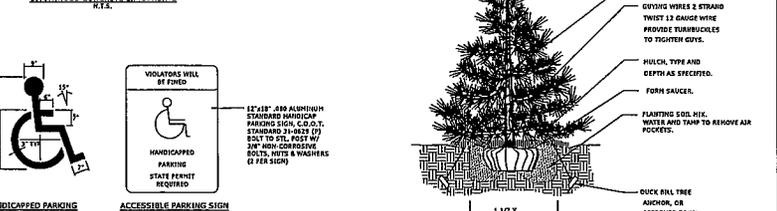
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 2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, SPREADING, OR HYDRANTIC APPLICATION.
 3. UNLESS INDICATED OTHERWISE, COVER VEGETALS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
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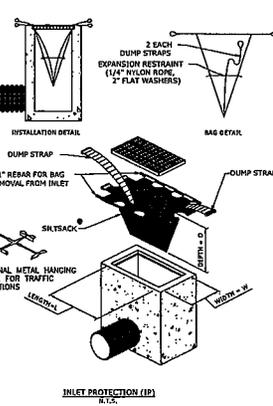
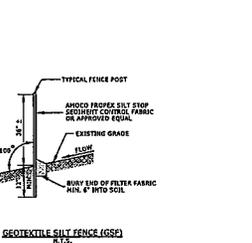
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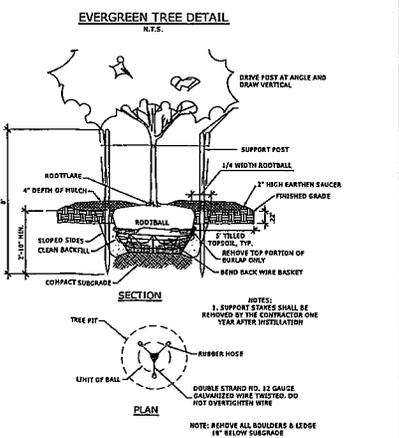
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EROSION CONTROL MAINTENANCE INTERVALS				
EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SFP) (CRITICAL P) (10%)	• INTERCEPT AND RETAIN/REDIRECT SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS • PROVIDE SUFFICIENT IN-CHANNEL SOIL PROTECTION	INSPECT AT LEAST ONCE DAILY AND WITHIN 24 HOURS OF THE END OF A STORM WITH A MINIMUM OF 1/4 INCHES OF RAIN. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE OPERATIONS OF THE PROJECT FREQUENTLY DURING DRAINING OPERATIONS	• PHYSICAL DAMAGE OR DECOMPOSITION EVIDENCE OF OVERFLOW OR UNDERFLOW • EVIDENCE OF SIGNIFICANT PLAINS EVADING OFF	SILT FENCE MAY BE RE-INSTALLED WITH SMALL AND BARE AREAS BEING RE-VEGETATED PERMANENTLY
CONSTRUCTION ENTRANCE (CE)	• REDUCE THE TRACKING OF SEDIMENT OFF-SITE DURING DRAINAGE	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY AFTER BARRIERS. ADDITIONAL ADDITION OF STONE OR LOCATIONS OF BARRIERS MAY BE REQUIRED IN CONJUNCTION WITH THE END OF EACH WORK DAY. THE PROTECTION SHOULD BE RE-INSTALLED AS A RESULT OF IMPROPERITY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REPAIR.	• SEDIMENT IN BARRIERS ADJACENT TO SITE	CONSTRUCTION ENTRANCES MAY BE REMOVED ONCE THE SITE HAS BEEN RE-VEGETATED PERMANENTLY
GRADEBANK SLOPE PROTECTION (SP)	• PREVENT SILT IN CONSTRUCTION RELATED RUNOFF FROM REPAIRING FROM CHANNELS ETC.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAGS BECOME DAMAGED OR OVERFLOW FROM 1\"/>	• RIPPED BAG • FILLING BAGS WITH SOIL • SIGNIFICANT SILT ACCUMULATED IN STORM CHANNELS DURING RAIN	SILT BARRIERS SHALL BE REMOVED AFTER SMALL AND BARE AREAS BEING RE-VEGETATED PERMANENTLY
WATER BARS (WB)	• INTERCEPT AND REDIRECT/REDIRECT SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS • INCREASE VELOCITY OF WATER FLOW • PROVIDE SUFFICIENT BARRIERS TO SOIL FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A MINIMUM OF 1/4 INCHES OF RAIN. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE OPERATIONS OF THE PROJECT FREQUENTLY DURING DRAINING OPERATIONS	• PHYSICAL DAMAGE OR DECOMPOSITION EVIDENCE OF OVERFLOW OR UNDERFLOW • EVIDENCE OF SIGNIFICANT PLAINS EVADING OFF • RIPPED FIBRE	WATER BARRIERS SHALL BE REMOVED AFTER SMALL AND BARE AREAS BEING RE-VEGETATED PERMANENTLY



NOTES:
 1. PROVIDE STAKING AS REQUIRED.
 2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 3. PAINT ALL CUTS OVER 24\"/>



MILONE & MACBROOM
 99 Reedy Drive
 Columbus, MS 39206
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 www.miloneandmacbroom.com

DATE	BY	DESCRIPTION

SITE DETAILS
HOPERMAN SUMMERWOOD PARKING EXPANSION
AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT #05
AND WETLAND PERMIT #681
 160 SUMMERY ROAD (ROUTE 165)
 WEST POINT, MISSISSIPPI

NO.	REVISED	DATE	BY	TD

PROJECT NO: 1911-03
 SHEET NO: 3 OF 3
SD

Item #11
File #1066**RESOLUTION ADOPTING A COMPLETE STREETS POLICY FOR THE
TOWN OF WEST HARTFORD**

WHEREAS, the Town of West Hartford actively promotes safe streets through design, education and enforcement of all of its transportation network; and

WHEREAS, Complete Streets are Right-of-Ways that are planned, designed, constructed, operated and maintained in such a way as to enable safe, comfortable and convenient access along and across the Right-of-Way by users of all ages and abilities, including but not limited to, pedestrians, bicyclists, transit riders, motorists, emergency, freight and commercial vehicle operators; and

WHEREAS, Complete Streets may include facilities and amenities, including but not limited to, pavement markings and signs; sidewalks and pedestrian safety improvements such as medians, curb extensions and crosswalks; ADA (Americans with Disabilities Act) accessible curb ramps and accessible pedestrian signals; transit shelters and signage and improved pedestrian and bicycle access to transit stops and stations; bicycle detection at intersections and wide travel lanes, bike lanes, or shared use lanes; bicycle parking facilities; street trees, landscaping, street lighting, street furniture; and adequate drainage facilities, including opportunities for storm water quality treatment facilities; and

WHEREAS, the Town's Bicycle Advisory Committee advocates for and the Town's Master Bike Plan recommends "Adopt[ing] a Complete Streets Policy"; and

WHEREAS, the Town's Plan of Conservation and Development has specifically recommended "Promot[ing] an integrated and balanced 'complete street' transportation systems which provides the best possible service, mobility, convenience, and safety while reinforcing positive social, economic, and environmental influences on West Hartford"; and

WHEREAS, the Town Council adopted a resolution directing the Town Manager to consult with interested stakeholders and prepare a policy that demonstrates the Town's commitment to the development of Complete Streets for the benefit of the entire community; and

WHEREAS, the Town conducted a comprehensive, robust and participatory outreach effort designed to engage important stakeholder groups and the general public in the preparation of this Complete Streets Policy; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD that the attached Complete Streets Policy is adopted and shall be applicable to the planning and design of all new Complete Streets Improvements initiated after the adoption hereof.

Van Winkle
(3/24/15)

Town of West Hartford Complete Streets Policy DRAFT – 3/19/15

1. VISION

Complete Streets are necessary to promote an integrated and balanced transportation network. Complete Streets strive to provide the best possible blend of service, mobility, and convenience, and safety while reinforcing a positive social, economic, and environmental influence on West Hartford. These are goals identified and outlined in the Town's Plan of Conservation and Development.

Complete Streets are a vital component of the Town's transportation network and contribute directly to the health, safety, economic vitality and quality of life in the West Hartford Community. Through implementation of Complete Streets principles, the transportation network in West Hartford will be safe, accessible, comfortable and convenient for all transportation users, including pedestrians, bicyclists, transit riders, motorists, emergency, freight and commercial vehicle operators of all ages and abilities.

It is also important to recognize that Complete Streets do involve two additional principles: compromise and financial commitment, however, because of these efforts they result in projects which reflect a best effort to balance all of the competing interests and influences.

The Town of West Hartford's Complete Streets Policy (Policy) will guide Town officials when designing, constructing and maintaining the transportation network with all users in mind.

2. GUIDING PRINCIPLES

a. Definition(s):

"Complete Streets" - Right-of-ways that are planned, designed, constructed, operated and maintained in such a way as to enable safe, comfortable and convenient access along and across the Right-of-Way by users of all ages and abilities and modes of transportation

Complete Streets Improvements- Facilities and amenities associated with the transportation network, that are recognized as contributing to Complete Streets, such as, but not limited to, pavement markings and signs; sidewalks and pedestrian safety improvements such as medians, curb extensions and crosswalks; ADA (Americans with Disabilities Act) accessible curb ramps and accessible pedestrian signals; transit shelters and signage and improved pedestrian and bicycle access to transit stops and stations; bicycle detection at intersections and wide travel lanes, bike lanes, or shared use lanes; bicycle parking facilities; street trees, landscaping, street lighting, street furniture; and adequate drainage Facilities, including opportunities for storm water quality treatment Facilities.

Facilities – An area or structure which is built, installed or established to serve a particular purpose or transportation mode/user.

Maintenance Activity – Ordinary repair designed to keep Facilities in safe working condition, such as, but not limited to, mowing, cleaning, sweeping, spot repair, concrete joint repair, pothole filling water, sewer and drainage or other utility installation or repairs.

Right-of-Way – An area, public or private, dedicated for use by pedestrians and vehicles. Right-of-way includes thoroughfares such as streets, highways, bike paths and walkways and normally incorporates curbs, lawn strips, street trees, sidewalks, lighting, signage, drainage facilities, street furniture and other similar features.

b. All Users and Modes of Transportation

The Town of West Hartford (Town) will plan, design, construct, operate and maintain appropriate Facilities for pedestrians, bicyclists, transit riders, motorists, children, the elderly and people of all abilities in all new construction, reconstruction, and repaving improvements subject to the exceptions contained herein. In doing so, the Town acknowledges that there are many legitimate motorized and non-motorized users of the streets, including individuals, commercial operators and emergency responders, among others, that require accommodation and deserve safe Facilities.

c. Applicability

All new Complete Streets Improvements and phases fall under this policy. The Town will approach every planned Complete Streets Improvement as an opportunity to create safer and more accessible streets for all users. Complete Streets improvement phases include, but are not limited to planning, programming, designing, engineering, construction and reconstruction, operation and maintenance.

Complete Streets principles will be applied to all new Town or State sponsored improvements and privately funded projects and developments that impact the right-of-way, consistent with Connecticut General Statutes. Application of said principles will begin at the earliest phase of a project.

Complete Streets may be achieved by implementing single elements into a project, completing a series of improvements over the course of time or through major network level improvements.

It is important to note that Maintenance Activities alone are not Complete Streets Improvements, nor should they prompt street improvements that necessitate Complete Streets consideration except those improvements which may be necessary to satisfy legal mandates such as the Americans with Disabilities Act. To the maximum extent possible, provisions for safe access shall be made for pedestrians and bicyclist during Maintenance Activities.

d. Exceptions

The Town is committed to Complete Streets and application of said principles will begin at the earliest phase of a project, except in the following extraordinary circumstances:

- 1. Where pedestrians and bicyclists are prohibited by law from using the Facility.** In such an instance, alternative facilities and accommodations shall be considered within the same transportation corridor.
- 2. Where the existing Right-of-Way is physically constrained by utilities, topography, environmental features, etc.) and unable to accommodate all users.** In this case, alternatives such as revised lane configurations, additional signage, traffic calming improvements, obtaining additional Right-of-Way or other measures shall be considered to accommodate all users.
- 3. If the cost of constructing Complete Streets Improvements is disproportionate to the current need or anticipated future demand for such improvements.**
- 4. Where the application of Complete Streets Improvements would be impractical and have a detrimental impact on nearby land uses within each zoning district, the transportation network or the environment.**

All requests for exceptions shall be submitted at the earliest project phase (e.g. during initial project planning and budgeting) and may include the following elements if available: a narrative, site photographs, project site map, drawings and any other supporting data. All proposed requests for exception shall be posted to the Town's website and shall be subject to a seven (7) day public comment period. At the end of the public comment period, all comments received, if any, shall be included in the final documentation for exception request. Said final documentation shall be transmitted in the form of an exception request to the Town Manager.

The Town Manager, acting in his or her capacity as the "Local Traffic Authority", in consultation with the Directors of Community Services and Public Works and upon recommendation from the Town Engineer shall determine whether the application of Complete Streets principles or improvements meets one or more of the exceptions outlined above.

All granted exceptions shall be posted to the Town's website and shall be incorporated into the annual report to the Town Council.

Where exceptions are granted, parallel accommodations for the category of users excluded shall be considered on alternate routes within the transportation system.

3. NETWORK

The Town recognizes that its infrastructure includes a transportation network that should provide convenient access and safe travel for all users within the Town. The network provides access to housing, jobs, schools, businesses, parks and recreation facilities, as well as to networks beyond the Town's borders. Thus, this policy must reinforce collaboration among the many partners and stakeholders affected by the implementation of Complete Streets for all transportation users.

4. DESIGN GUIDANCE

The Town will follow accepted or adopted design standards and use the best and latest design standards available, including the following:

- American Association of State Highway and Transportation Officials (AASHTO)
 - A Policy on Geometric Design of Highways and Streets (6th Edition, 2011)
 - Guide for the Development of Bicycle Facilities (4th edition, 2012)
 - Guide for the Planning, Design and Operations of Pedestrian Facilities (2004)
- American Planning Association (APA)
 - Complete Streets: Best Policy and Implementation Practices (2012)
 - U.S. Traffic Calming Manual (2009)
- Federal Highway Administration (FHA)
 - Manual of Uniform Traffic Control Devices (MUTCD)
 - PEDSAFE: Pedestrian Safety Guide and Countermeasures Selection System
- Institute of Transportation Engineers (ITE)
 - Designing Walkable Urban Thoroughfares: A Context Sensitive Approach (2010)
- National Association of City Transportation Officials (NACTO)
 - Urban Bikeway Design Guide (2nd edition, 2014)
 - Urban Street Design Guide (2013)
- U.S. Architectural and Transportation Barriers Compliance Board
 - Accessible Rights-of-Way: Design Guide

a. Context Sensitivity

The implementation of this Policy shall reflect the context and character of the existing built and natural environments in Town and the goals and policies of the Plan of Conservation and Development. Improvements shall be designed and implemented in accordance with existing land uses, and may require public engagement to fully consider neighborhood input and potential impacts

b. Performance Measures

The application of Complete Streets will be a process that requires regular evaluation to determine progress and effectiveness. Some of the performance measures that will be evaluated include, but are not limited, to the following:

- Miles of bicycle lanes, routes, or trails built / dedicated by width and type
- Number of bicycle parking Facilities installed
- Number of traffic calming Facilities built / installed
- Number of traffic control signs/signals installed/ upgraded
- Linear feet of pedestrian accommodations built or repaired
- Number of crosswalks built or improved
- Number of ADA accommodations built / installed
- Number of transit accessibility improvements built
- Number of street trees planted
- Maintenance Activities of existing Complete Streets Facilities.
- Number of exceptions approved
- User data - bicycle, pedestrian, transit and traffic
- Bicycle and pedestrian accident data
- Total dollar amount spent on Complete Streets Improvements

5. IMPLEMENTATION

The implementation of Complete Streets will require cooperation and collaboration between many stakeholders on a regular basis. As such, the Town will take the following steps to facilitate the process:

- The Planning Division shall review and propose revisions to all appropriate land use ordinances, policies and regulations to support the implementation of Complete Streets.
- The Planning and Engineering Divisions shall review, revise or recommend changes to all policies, procedures and design standards associated with site plan and other requirements for public and private development to ensure best practices are utilized to support Complete Streets.
- The Town shall continue to identify regional, state and federal funds to implement Complete Streets Improvements to supplement the Town's Capital Improvement Program.
- The Town shall promote collaboration and coordination between Town departments and other transportation and planning agencies, including the Connecticut Department of Transportation and Capitol Region Council of Governments that work within the

Right-of-Way and utilize the transportation network for programmatic purposes in order to make the most efficient use of limited financial resources.

- The Engineering Division shall establish necessary procedures to ensure the application of Complete Streets principles at the earliest design stage.
- The Town shall encourage staff professional development in the area of Complete Streets through attendance at seminars, conferences and workshops.
- The Town shall actively promote public information and education and solicit feedback about Complete Streets to West Hartford stakeholders including but not limited to, Boards and Commissions, residents, community groups and leaders, the business community, and the private development community.
- The Community Services Department shall submit an annual report to the Town Council that documents progress, including performance measures contained herein, in implementing this policy.

6. ACKNOWLEDGMENTS

This Policy has been drafted by researching various best practice examples (American Planning Association and other municipal jurisdictions) and soliciting input from a broad group of community stakeholders in West Hartford.

ITEM NO. 25
FILE NO. 891

March 13, 2015

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 1 MEMORIAL ROAD
SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #140-R1-15)**

I have received an administrative amendment request from Attorney Robin Pearson, on behalf of Delamar West Hartford LLC ("Delamar") for revisions to the approved Special Development District plan (SDD #140) located at 1 Memorial Road, formerly known as 90 Raymond Road. The request is for minor architectural modifications to the building, including interior layout alterations which have resulted in an increase of three (3) hotel rooms; façade detail and material changes; reductions in the size, number and arrangement of windows, and a reduction in the size of the building canopies. Other requested modifications include minor adjustments to the required parking and to the design details of the outdoor pavilion and exterior hardscape elements, including the surface material treatment of the off-site crosswalk improvement.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve *minor* adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C (9) (c)* the arrangement of parking spaces within a designated area may be adjusted, and the number of required parking spaces (including the mixture of types of spaces required) may be adjusted by up to a cumulative total of 10% of the required number of spaces or 10 spaces, whichever is less; *(d)* minor architectural changes and *(e)* the location of accessory uses and structures. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to *notify* the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting, Tuesday, March 24, 2015. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be



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considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Robin Pearson, Esq.
Subject SDD File

SD/TPZ/SDD/MemorialRoad_SDD#140_R1_15_Mar15

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

Robin Messier Pearson
rpearson@alterpearson.com

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
860.652.4022 FACSIMILE

March 10, 2015

Todd Dumais
Town Planner
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut 06107

**RE: SDD #140, Delamar Hotel, 1 Memorial Road, West Hartford, Connecticut-
Administrative Adjustment Request Pursuant to Code §177-44 C.(9).**

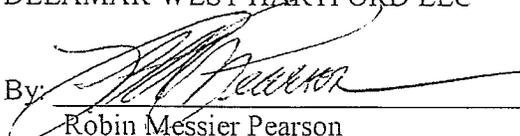
Dear Mr. Dumais:

On behalf of Delamar West Hartford LLC ("Delamar") to whom a special development district ("SDD") approval establishing SDD #140 at 1 Memorial Drive for development of a hotel was granted by the West Hartford Town Council on June 10, 2014, it is hereby requested that the Town Planner approve an administrative adjustment pursuant to §177-44 C.(9) of the West Hartford Code of Ordinances and as set out in the enclosed set of plans entitled "Delamar Hotel Administrative Amendment to SDD #140" consisting of 28 sheets. The proposed changes are in accord with the purposes of the original SDD approval and no limitations in the underlying zone are exceeded. The requested changes are primarily minor architectural changes, most of which were made necessary due to further refinement of the interior hotel space layout. They also include minor substitutions for some exterior hardscape elements, an alternative roof location for some mechanicals, and minor changes to the design details of the outdoor pavilion.

Please let me know if you require any additional information.

Respectfully submitted,

DELAMAR WEST HARTFORD LLC

By: 

Robin Messier Pearson
Alter & Pearson, LLC
Its Attorneys and Authorized Agent

ITEM NO. 26

FILE NO. 971

March 13, 2015

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 243 STEELE ROAD - SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #139-R1-15)**

I have received an administrative amendment request from Geoffrey Sager, Manager of Farm Glen Management, LLC, on behalf of Steele Road, LLC for revisions to the approved Special Development District plan (SDD #139) located at 243 Steele Road. The request is for minor architectural changes to each building, including an increase in building length by one foot, a slight reduction of unit balcony size, an adjustment to the gable end roofline and the addition of new dormers; for a minor adjustment to the distance and area measurements related to the increase in building size; for modifications to the landscaping; and for modifications to accessory structures, including the mailbox kiosks and several ground mounted condenser units.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve *minor* adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C (9) (a)* any distance or area measurement may be adjusted by up to a cumulative total of 10%, but bulk limitations may be adjusted up to 10% or 500 square feet, whichever is less; *(b)* the type, size, number and location of plantings required for landscaping purposes (but not those required for screening from adjacent residential areas) may be adjusted by the substitution of other plantings in the same class (deciduous or nondeciduous); by plantings whose size differs by up to 10% of that required by the SDD ordinance; and by locating plantings within a radius of 50 feet from a site specified in the SDD ordinance; *(d)* minor architectural changes and *(e)* the location of accessory uses and structures. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to *notify* the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular



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Town Council Meeting, Tuesday, March 24, 2015. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Subject SDD File

SD/TPZ/SDD/Steele143_SDD#139_R1_15_Mar15

STEELE ROAD, LLC

March 13, 2015

Todd Dumais, Town Planner
Town of West Hartford
Department of Community Services: Planning & Zoning Division
50 South Main Street
West Hartford CT 06107

**RE: SDD #139; Steele Road, LLC; 243 Steele Road; West Hartford, Connecticut –
Administrative Adjustment Request Pursuant to Code §177-44 C.(9).**

Dear Mr. Dumais:

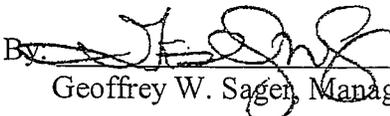
On behalf of Steele Road, LLC to whom a special development district (“SDD”) approval establishing SDD #139 at 243 Steele Road for development of a 150 unit multifamily apartment complex with a pool and clubhouse was granted by the West Hartford Town Council on August 26, 2014, it is hereby requested that the Town Planner approve an administrative adjustment pursuant to §177-44 C.(9) of the West Hartford Code of Ordinances and as set out in the enclosed set of plan entitled “Amendment to Special Development District #139”. The proposed changes are in accord with the purposes of the original SDD approval and no limitations in the underlying zone are exceeded. The requests are primarily minor architectural and landscape changes as well as slight alterations to accessory structures and site.

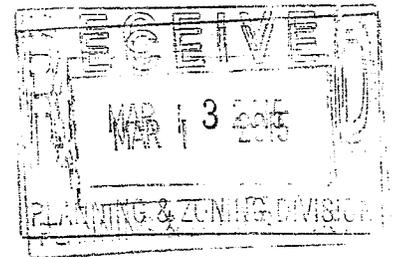
The \$560.00 SDD Administrative Amendment Fee was delivered under a separate cover to your office previously.

Should you need additional information, please let me know.

Very truly yours,

STEELE ROAD, LLC
By: Farm Glen Management, LLC

By: 
Geoffrey W. Sager, Manager



6 Executive Drive, Suite 100 ♦ Farmington, CT 06032-2853
860-674-5641 ♦ 860-677-6919 Fax ♦ GSager@metro-realty.com
AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

March 13, 2015

ITEM NO. 28
FILE NO. 923

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 245 PROSPECT AVENUE / KANE STREET – PROSPECT PLAZA
SPECIAL DEVELOPMENT DISTRICT ADMINISTRATIVE
AMENDMENT (SDD #11-R1-15)**

I have received an administrative amendment request from Patrick O’Leary, P.E. of Vanesse Hangen Brustlin, Inc., on behalf of Prospect Plaza Improvements, LLC for the property known as Prospect Plaza located at 245 Prospect Avenue/Kane Street seeking approval for minor modification of the off-street loading area behind the ShopRite Building.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve *minor* adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C (9) (c)* the arrangement of parking spaces within a designated area may be adjusted, and the number of required parking spaces (including the mixture of types of spaces required) may be adjusted by up to a cumulative total of 10% of the required number of spaces or 10 spaces, whichever is less. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council

The purpose of the memo is to *notify* the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting of Tuesday, March 24, 2015. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O’Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Patrick O’Leary, P.E. Vanesse Hangen Brustlin Inc.
Subject SDD File

U: SD/TPZ/SDD/Prospect245_SDD#11_R1_15_March15



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March 11, 2015

41947.00

Mr. Todd Dumais
Town of West Hartford
50 South Main Street
West Hartford, CT 06107-2485

Re: Special Development District Administrative Amendment Request

Dear Mr. Dumais,

The Town Council has previously approved an application for Special Development District (SDD) #11 associated with the property (Prospect Plaza) located at the intersection of Kane Street and Prospect Street in West Hartford, Connecticut.

We respectfully request that minor changes be approved to SDD #11 as a Special Development District Administrative Amendment due to the very limited scope of the site modifications.

This request specifically addresses operational issues associated with the existing Shop-Rite Supermarket. We are requesting minor revisions to the approved set of drawings to address operational issues associated with truck deliveries with respect to internal site circulation.

Attached you will find drawing CP-1 (Site Modification Plan) outlining the proposed changes.

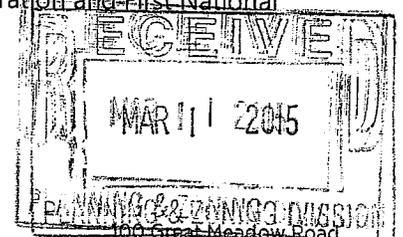
The proposed revisions include:

1. Re setting metal beam guard rail and closing the existing hammerhead truck turning area.
2. Removing paving from the hammerhead turn-out and replacing with loam and seed.
3. Adding reflectors to the end of existing Jersey barriers.

The Inland Wetland and Watercourse Agency found the activities referenced above to be a non-significant impact at the March 2, 2015 regular meeting (attached IWW Approval).

Additionally, the following information/material is being submitted in support of the application:

1. Copy of the cashed check in the amount of \$580.00 – SDD Administrative Amendment Fee.
2. Authorization Letter from the Sisters of St. Joseph Corporation to complete referenced work.
3. Copy of original Lease Agreement between Sisters of St. Joseph Corporation and First National Supermarkets Inc.



Mr. Todd Dumais
Ref: 41947.00
March 11, 2015
Page 2



If you need any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "P. N. O'Leary". The signature is written in a cursive style with a large, sweeping "y" at the end.

Patrick N. O'Leary, P.E.

Vanasse Hangen Brustlin, Inc.

See Attached Authorization

Owner's Signature

INLAND WETLAND AND
WATERCOURSES AGENCY

CERTIFIED MAIL

March 4, 2015

Patrick O'Leary
100 Great Meadow Road, Suite 200
Wethersfield, CT 06106

SUBJECT: 245 Prospect Avenue – IWW #1025

Dear Mr. O'Leary:

At its regular meeting of Monday, March 2, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

245 Prospect Avenue & 27 Park Road - Application (IWW #1025) of Wakefern Food Corporation and Sisters of Saint Joseph (Patrick O'Leary, Contact), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant (Shoprite) seeks to modify an existing truck turnaround to allow tractor trailers to maneuver within the limits of the subject property. No direct impact to the regulated upland review area is proposed. The applicants request a fee waiver. (Submitted for IWWA receipt on March 2, 2015. Presented for 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 (4-0)** (Motion/O'Donnell; Second/Freeman)(O'Donnell seated for Seder) to find the proposed regulated activity to be **NON-SIGNIFICANT**. The IWWA directed that the wetland permit be issued subject to full compliance with Town Erosion and Sedimentation Control requirements.

The Agency also gave consideration to your fee waiver request. The IWWA acted by **unanimous vote (4-0)** (Motion/O'Donnell; Second/Freeman)(O'Donnell seated for Freeman) to **grant** the waiver request.

By this letter the IWWA is transmitting a notice of IWW permit approval. Please note that consistent with Section 9.1 of the Town of West Hartford Inland Wetlands and Watercourses Regulations, the effective date of this permit is March 17, 2015. This notice is given to the West Hartford Town Clerk and to the State of Connecticut



Patrick O'Leary
March 4, 2015
Page 2

Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

Very truly yours,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk
Todd Dumais, Town Planner
Duane Martin, Town Engineer
Brian McCarthy, Conservation & Environmental Commission
Department of Energy & Environmental Protection
Tim Mikoliche, Supervisor of Inspection
Subject IWW File

U: sd/TPZ/decisionletters/2015/Prospect245&Park27_Mar15

AUTHORIZATION

This Authorization is granted effective as of November 1, 2014 by **THE SISTERS OF ST. JOSEPH CORPORATION**, a Connecticut corporation, having an office at 27 Park Road, West Hartford, Connecticut 06119 ("Landlord") to **WAKEFERN FOOD CORP.** a New Jersey corporation, having an office at 5000 Riverside Drive, Keasbey, New Jersey 08832 ("Tenant").

RECITALS:

- A. Landlord and Tenant's predecessor in interest entered into a certain Indenture of Lease dated November 18, 1983, as amended (the "Lease") for certain premises as described in the Lease (the "Premises"); and
- B. The Lease requires Tenant to restore the Premises following the expiration of the term of the Lease; and
- C. The term of the Lease has expired and Tenant is prepared to perform the restoration work (collectively, the "Work") and wishes to obtain Landlord's approval of the proposed restoration plan and related specification attached hereto as Exhibit A (the "Plan"); and
- D. Landlord is willing to confirm its approval of the proposed Plan; and
- E. The Town of West Hartford has required Tenant to provide evidence that Tenant has the permission of Landlord to enter upon Landlord's property and perform such Work; and
- F. Landlord is willing to provide such authorization.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Landlord, Landlord agrees as follows:

AGREEMENT:

- 1. Landlord approves the Plan attached as Exhibit A to this Authorization.
- 2. Tenant is authorized to enter upon the Premises to perform the Work, in accordance with the terms of the Lease and in accordance with the Plan.
- 3. Tenant shall obtain all necessary permits and approvals prior to performing the Work.
- 4. Tenant shall perform the Work in accordance with Section 7 of the Lease, including Tenant's obligation to perform the Work on a lien-free basis, ensure that the contractors performing the Work maintain commercially reasonable insurance coverages, and indemnify Landlord against any claims resulting from the Work.

5. Following the completion of the Work, Tenant shall provide Landlord with notice that the Work has been completed.

IN WITNESS WHEREOF, Landlord has caused this Authorization to be executed as of the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

**LANDLORD:
THE SISTERS OF ST. JOSEPH
CORPORATION**

Sister Mary Jane Ugo

By: Susan Cunningham, C.S.J.
Name: Susan Cunningham, C.S.J.
Title: President

Sister Ann Kane, C.S.J.

TENANT'S AGREEMENT

Tenant agrees to complete the restoration in accordance with the terms, plan, and specifications contained herein.

Signed, Sealed and Delivered
In the Presence of:

**TENANT:
WAKEFERN FOOD CORP.**

Joe Sheridan
Sam Taylor

By: Joseph M. Sheridan
Name: Joseph M. Sheridan
Title: President and COO

EXHIBIT A

Restoration Plan

[See Attached]

7467,

Eric
RR
Chuck

INDENTURE OF LEASE

Between

THE SISTERS OF ST. JOSEPH CORPORATION

(Landlord)

And

FIRST NATIONAL SUPERMARKETS, INC.

(Tenant)

Premises: WEST HARTFORD, CONNECTICUT

Dated: NOVEMBER 18, 1983

21132234

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THIS INDENTURE OF LEASE dated the 18th day of November, 1983, by and between THE SISTERS OF ST. JOSEPH CORPORATION, a Connecticut corporation having an office at 27 Park Road, West Hartford, Connecticut 06119 (hereinafter referred to as "Landlord") and FIRST NATIONAL SUPERMARKETS, INC., a corporation organized and existing under the laws of the State of Massachusetts, having an office for the transaction of business at 500 North Street, Windsor Locks, Connecticut, (hereinafter referred to as "Tenant").

WITNESSETH:

In consideration of Ten (\$10.00) Dollars, other good and valuable consideration, and the mutual covenants contained herein, and intending to be legally bound hereby, Landlord and Tenant hereby agree with each other as follows:

SECTION 1. Premises: Landlord hereby leases and lets to Tenant, and Tenant hereby takes and hires from Landlord, upon and subject to the terms, conditions, covenants and provisions hereof, all that certain tract, piece or parcel of land situated in the Town of West Hartford, County of Hartford, and State of Connecticut and more particularly described on Exhibit "A" annexed hereto and made part hereof, together with any and all improvements, appurtenances, rights, privileges and easements benefitting, belonging or pertaining thereto, hereinafter sometimes referred to as the "Demised Premises" and sometimes referred to as the "premises").

SECTION 2. Term:

(a) The term of this Lease shall commence on the date of execution hereof (the "Commencement Date") and expire on October 31, 1993, unless sooner terminated as herein provided.

SECTION 3. Rent:

(a) Tenant covenants and agrees to pay Landlord for the Demised Premises, without offset or deduction, and without previous

such alterations, changes, replacements, improvements and additions in and to the Demised Premises and the improvements thereon as it may deem desirable.

(d) On the last day or sooner termination of the term of this Lease, Tenant shall quit and surrender the Demised Premises, provided that Tenant shall, no more than ninety (90) days after the end of the term as aforesaid, remove any improvements constructed on the Demised Premises and restore the Demised Premises to a natural and attractive condition, including landscaping the Demised Premises in a manner consistent with the surrounding property of Landlord, all at Tenant's sole expense.

Concurrently with the execution of this Lease, Tenant has deposited in escrow with Cohn and Birnbaum P.C. (the "Escrow Agent") the sum of Twenty-five Thousand and 00/100 Dollars (\$25,000) to be held by the Escrow Agent as hereinafter set forth, as security for Tenant's performance of its obligations pursuant to this Section 7(d). The Escrow Agent shall deposit the said sum of \$25,000 in a recognized money market fund or other similar investment in its name as Escrow Agent for Landlord. All interest and/or dividends accruing to the amount deposited shall be accrued and reinvested. Upon written notice from Landlord that Tenant has failed to perform its obligations pursuant to this Section 7(d), the Escrow Agent shall pay over to Landlord the entire amount then held by it, or such portion thereof as the Landlord may request. Such payment to Landlord by the Escrow Agent shall be without prejudice to Tenant's right to thereafter contest Landlord's entitlement to such sums, or the amounts to which Landlord may be entitled. The Escrow Agent shall disburse no sums to Tenant without the prior consent of Landlord, or the order of a court of competent jurisdiction; provided that Tenant shall be entitled to the entire amount of the escrow, together with all accrued interest, upon the removal of its improvements and restoration of the Demised Premises as set forth above. Landlord and Tenant agree that the Escrow Agent shall not be

