

April 30, 2015

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 999 SOUTH QUAKER LANE
SDD DEVELOPMENT DISTRICT ADMINISTRATIVE
AMENDMENT (SDD #48-R-1-15)**

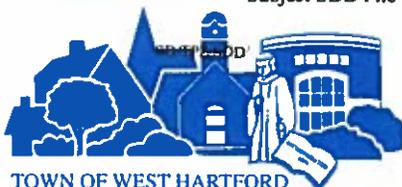
I have received an administrative amendment request from Stan Cichy (Construction Manager), on behalf of GDC, Quaker Green, LLC for revisions to the approved Special Development District plan (SDD #48) located at 999 South Quaker Lane. The request is for minor modifications to the landscaping and landscape amenities and for the location approval of an accessory structure (air-conditioning condenser ground mount 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)(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 and *Section 177-44C (9)(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, May 12, 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
Stan Cichy, Construction Manager, GDC, LLC
Subject SDD File



TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7504
<http://www.westhartford.org>

An Equal Opportunity/Affirmative Action Employer

GDC, Quaker Green, LLC
100 Summit Lake Drive, suite 235
Valhalla, NY 10595

Date: March 6, 2015

Mr. Todd Dumais
West Hartford Town Hall
50 South Main St, Room 214
West Hartford, CT 06107

Re: Quaker Green SDD #48 Administrative Amendment Application

Dear Mr. Dumais:

The Purpose of this application is to gain approval for two minor site design changes at Quaker Green, 999 South Quaker Lane. One of which is a revision to both the north and south entry designs. The other being placement of two condensers on the east side of 34 School House Drive (Building B) which is currently under construction. These condensers are to serve the common areas of the building.

Entry Design Revision:

Currently the north entrance at Quaker Green is complete with concrete pavers extending approximately 35' westerly past the sidewalk into the site which then transitions to asphalt. We have found that during inclement weather this area is difficult to maintain and tends to ice before the asphalt does adjacent to the pavers. We are proposing a design change which entails removing this section of pavers and replacing the area with asphalt. This change will greatly reduce the icing situation along with creating a much safer egress condition during inclement weather. Also with this change we would carry over the same design detail to the south entrance which is planned to be completed this spring.

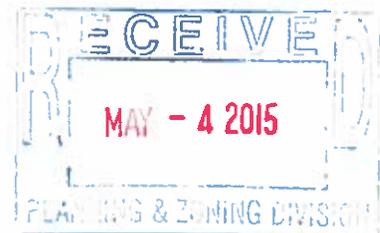
Condenser Placement at 34 School House Drive:

The Currently approved plan for the building specifies the common area condensers shown to be installed in the cupola of the building. The proposed revision shows the condensers to be relocated to the east side of the building adjacent to South Quaker Lane along with being screened with additional plantings which are to be evergreens. This change is beneficial to the community in two ways. One of which is ease of maintenance accessibility and the other being future replacement of the unit once it runs its functional life span. Both of which are beneficial in reducing maintenance costs in the future.

Regards,



Stan Cichy
Construction Manager
Ginsburg Development Companies, LLC
Gillette Ridge/Quaker Green
26 School House Drive Unit 102
West Hartford, CT 06110



Date: April 22, 2015

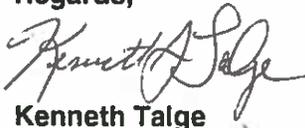
**Mr. Todd Dumais
West Hartford Town Hall
50 South Main St, Room 214
West Hartford, CT 06107**

Re: Quaker Green SDD #48 Administrative Amendment Application

Dear Mr. Dumais:

At the open community monthly meeting of the Quaker Green Advisory Board held on Wednesday April 1st., I presented the GDC plan to add two outside condensers to Building B for the purpose of providing air conditioning to the common areas. All present were in favor of this proposal. This item was put on the agenda to the entire community in advance of the meeting. The community is also in support of the redesign of the north and south entrances which involves removal of the pavers and replacing them with asphalt as a necessary safety improvement. I duly Authorize Stan Cichy to move forward with this application.

Regards,



Kenneth Talge

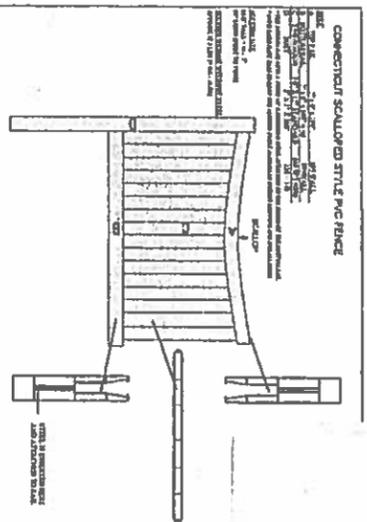
Treasurer, Quaker Green Association, INC.

18 Schoolhouse Dr.

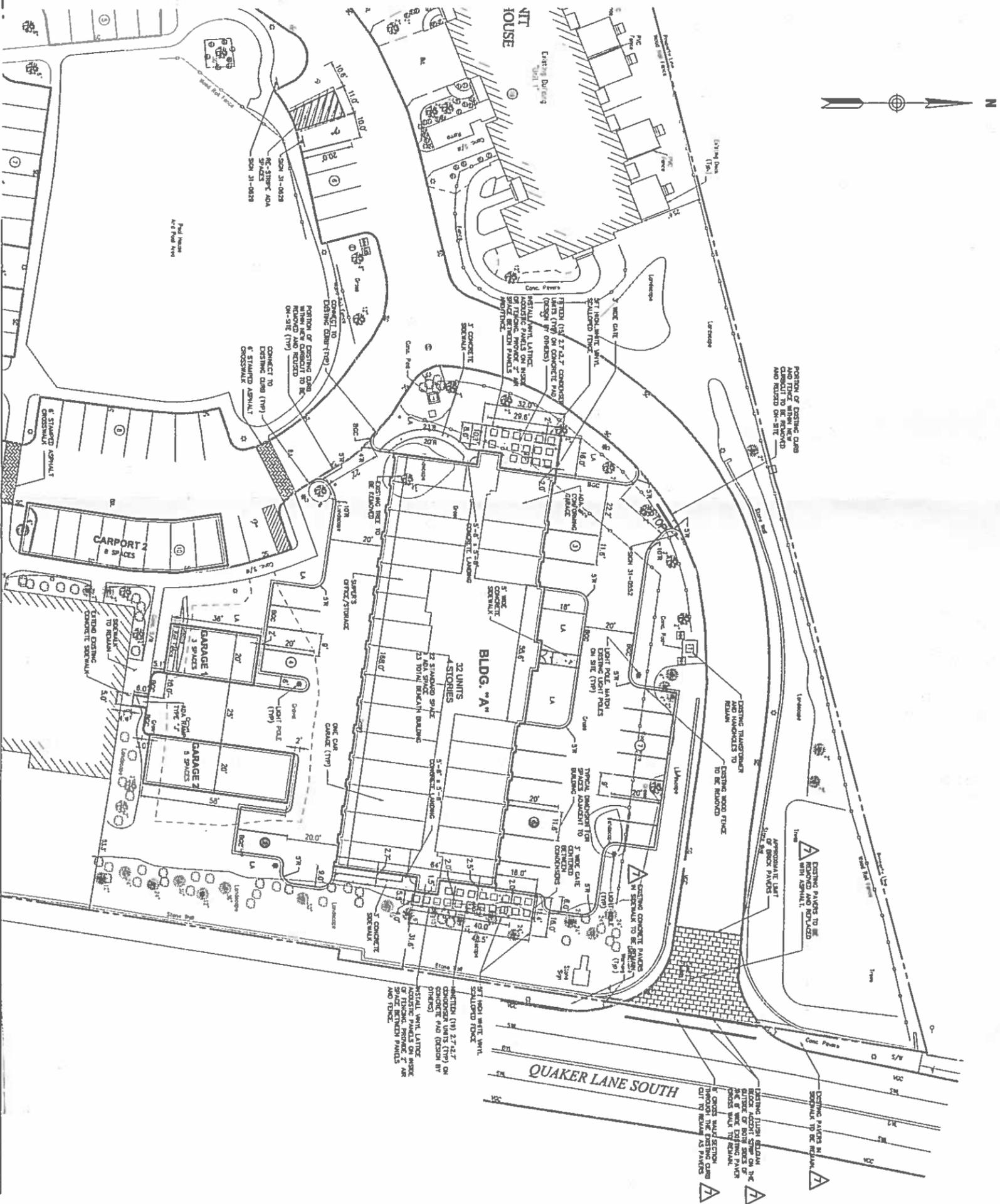
West Hartford, Ct 06110



Sign Summary		
CTDOT Number	Specification	Desc.
24-029	1' x 3'	
24-024	3' x 3'	

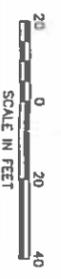


5 FT High White Vinyl Scalloped Fence
 Standard 022
 N13



GENERAL LANDSCAPING NOTES:
 - EXISTING TREES TO BE REMOVED OR RELOCATED TO BE DETERMINED BY THE OWNER.

MATCH LINE - SEE SHEET C-5



MAR - 9 2015



REVISIONS

1.	FOR COMMENTS - 04/12
2.	FOR COMMENTS - 04/12
3.	FOR COMMENTS - 04/12
4.	FOR COMMENTS - 04/12
5.	FOR COMMENTS - 04/12
6.	FOR COMMENTS - 04/12
7.	FOR COMMENTS - 04/12
8.	FOR COMMENTS - 04/12
9.	FOR COMMENTS - 04/12
10.	FOR COMMENTS - 04/12

VHB
 Vinnase Hagen Brustlin, Inc.
 Transportation
 Land Development
 Environmental Services
 100 Great Meadow Road, Suite 200
 Westborough, Connecticut 06090
 800.851.0300

GDC
 GINSBURG DEVELOPMENT, CT, LLC
 100 SUMMIT LAKE DRIVE
 VALHALLA, NY 10985

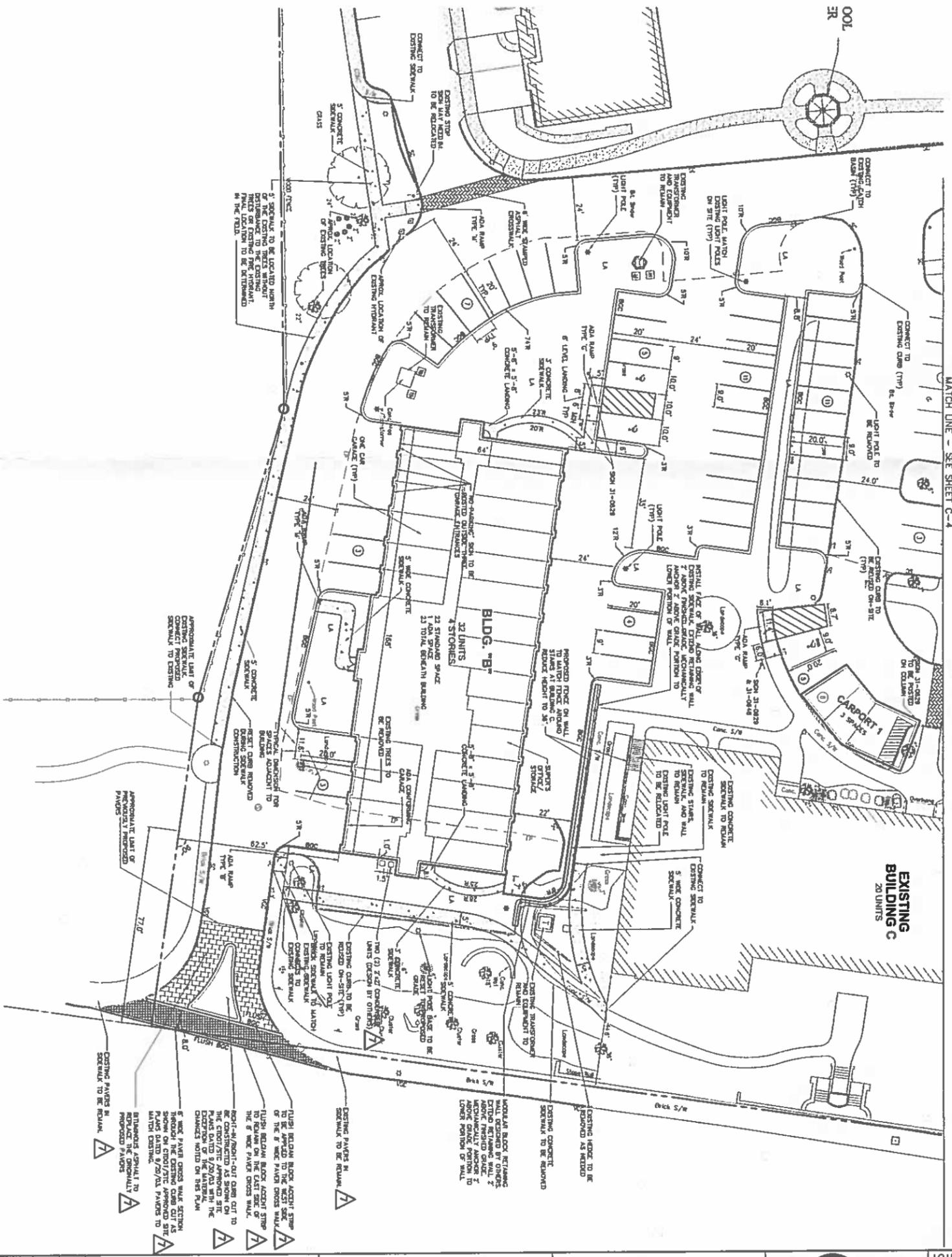
Quaker Green
 666 SOUTH QUAKER LANE
 WEST HARTFORD, CT

Not Approved for Construction

SCALE	1" = 20'
DATE	04/27/2012
PROJ. NO.	41757.00
SHEET NO.	C-4

Layout and Materials Plan
 - Building A

Sign Summary			
CTDOT Number	Specification	Width	Height
3-023	1'	3'	
3-024	1'	5'	



GENERAL LANDSCAPING NOTES:
 -EXISTING TREES TO BE REMOVED OR RELOCATED TO BE DETERMINED BY THE OWNER.



REVISIONS

1.	REV FROM COMMENTS - 5/21/12
2.	REV FROM COMMENTS - 5/21/12
3.	REV FROM COMMENTS - 5/21/12
4.	REV FROM COMMENTS - 5/21/12
5.	REV FROM COMMENTS - 5/21/12
6.	REV FROM COMMENTS - 5/21/12
7.	REV FROM COMMENTS - 5/21/12
8.	REV FROM COMMENTS - 5/21/12
9.	REV FROM COMMENTS - 5/21/12
10.	REV FROM COMMENTS - 5/21/12

VHB
 Vanasse Hangen Brustlin, Inc.
 Transportation
 Land Development
 Environmental Services
 140 West Madison Road, Suite 200
 Westborough, Connecticut 01581
 800.527.4300

GDC
 GINSBURG DEVELOPMENT, CT, LLC
 100 SUMMIT LAKE DRIVE
 VALHALLA, NY 10995

Quaker Green
 999 SOUTH QUAKER LANE
 WEST HARTFORD, CT 06107

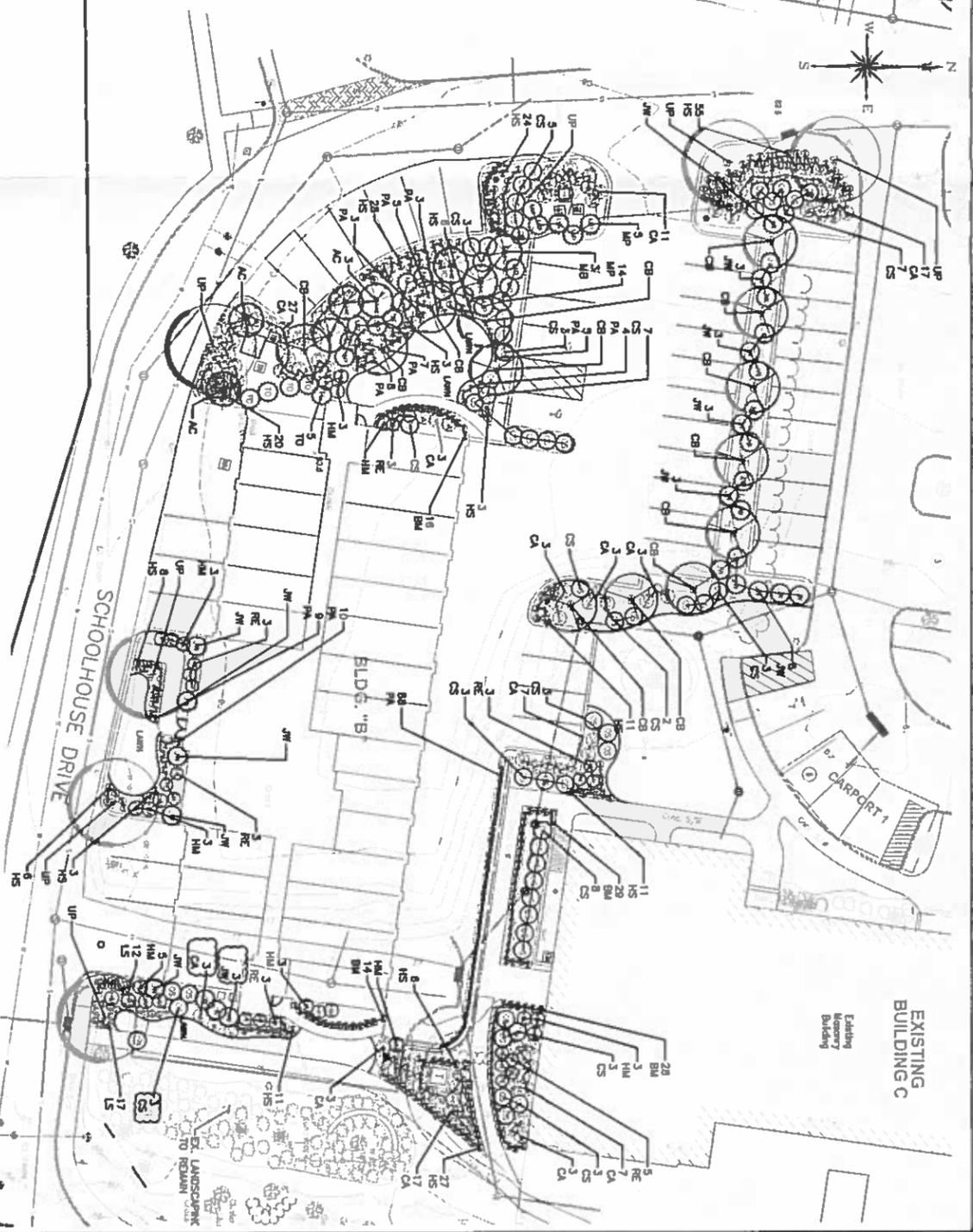
Not Approved for Construction

DATE 04/27/2012
 PROJ. NO. 41757.00
 SHEET NO. C-5

Layout and Materials Plan - Building B



BUILDING "A"
SCALE 1"=20'

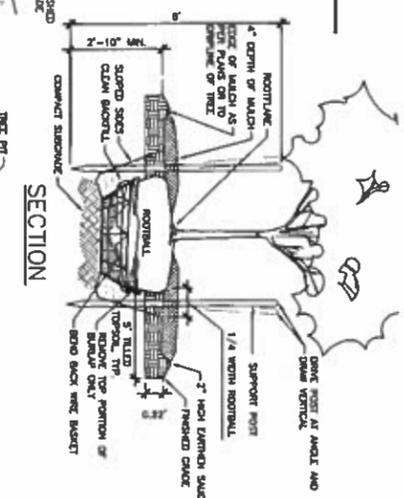
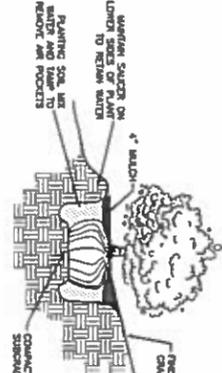


BUILDING "B"
SCALE 1"=20'

PLANT LIST			
REV	QTY	KEY	COMMON
1	1	CA	Common
2	1	CB	Common
3	1	CD	Common
4	1	CE	Common
5	1	CF	Common
6	1	CG	Common
7	1	CH	Common
8	1	CI	Common
9	1	CJ	Common
10	1	CK	Common
11	1	CL	Common
12	1	CM	Common
13	1	CN	Common
14	1	CO	Common
15	1	CP	Common
16	1	CQ	Common
17	1	CR	Common
18	1	CS	Common
19	1	CT	Common
20	1	CU	Common
21	1	CV	Common
22	1	CW	Common
23	1	CX	Common
24	1	CY	Common
25	1	CZ	Common
26	1	DA	Common
27	1	DB	Common
28	1	DC	Common
29	1	DD	Common
30	1	DE	Common
31	1	DF	Common
32	1	DG	Common
33	1	DH	Common
34	1	DI	Common
35	1	DJ	Common
36	1	DK	Common
37	1	DL	Common
38	1	DM	Common
39	1	DN	Common
40	1	DO	Common
41	1	DP	Common
42	1	DQ	Common
43	1	DR	Common
44	1	DS	Common
45	1	DT	Common
46	1	DU	Common
47	1	DV	Common
48	1	DW	Common
49	1	DX	Common
50	1	DY	Common
51	1	DZ	Common
52	1	EA	Common
53	1	EB	Common
54	1	EC	Common
55	1	ED	Common
56	1	EE	Common
57	1	EF	Common
58	1	EG	Common
59	1	EH	Common
60	1	EI	Common
61	1	EJ	Common
62	1	EK	Common
63	1	EL	Common
64	1	EM	Common
65	1	EN	Common
66	1	EO	Common
67	1	EP	Common
68	1	EQ	Common
69	1	ER	Common
70	1	ES	Common
71	1	ET	Common
72	1	EU	Common
73	1	EV	Common
74	1	EW	Common
75	1	EX	Common
76	1	EY	Common
77	1	EZ	Common
78	1	FA	Common
79	1	FB	Common
80	1	FC	Common
81	1	FD	Common
82	1	FE	Common
83	1	FF	Common
84	1	FG	Common
85	1	FH	Common
86	1	FI	Common
87	1	FJ	Common
88	1	FK	Common
89	1	FL	Common
90	1	FM	Common
91	1	FN	Common
92	1	FO	Common
93	1	FP	Common
94	1	FQ	Common
95	1	FR	Common
96	1	FS	Common
97	1	FT	Common
98	1	FU	Common
99	1	FV	Common
100	1	FW	Common
101	1	FX	Common
102	1	FY	Common
103	1	FZ	Common
104	1	GA	Common
105	1	GB	Common
106	1	GC	Common
107	1	GD	Common
108	1	GE	Common
109	1	GF	Common
110	1	GG	Common
111	1	GH	Common
112	1	GI	Common
113	1	GJ	Common
114	1	GK	Common
115	1	GL	Common
116	1	GM	Common
117	1	GN	Common
118	1	GO	Common
119	1	GP	Common
120	1	GQ	Common
121	1	GR	Common
122	1	GS	Common
123	1	GT	Common
124	1	GU	Common
125	1	GV	Common
126	1	GW	Common
127	1	GX	Common
128	1	GY	Common
129	1	GZ	Common
130	1	HA	Common
131	1	HB	Common
132	1	HC	Common
133	1	HD	Common
134	1	HE	Common
135	1	HF	Common
136	1	HG	Common
137	1	HH	Common
138	1	HI	Common
139	1	HJ	Common
140	1	HK	Common
141	1	HL	Common
142	1	HM	Common

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MINIMUM DEPTH OF WATER AS NECESSARY TO ESTABLISH SOIL.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN DEPTH OF SHREDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING. PLANT STOCKS MAY BE ACCEPTED BASED ON AVAILABILITY AT THE TIME OF PLANTING.
6. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING. THE CONTRACTOR SHALL MAINTAINANCE SHALL INCLUDE WATERING, MULCHING, WEEDING & FERTILIZING FOR THE FIRST YEAR. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR PLANTS FROM DAMAGE BY SAWS, AND ALL OTHERS DURING THE PERIOD OF GROWTH OF THE PLANTS.
8. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. WHEN A SIZE RANGE IS SPECIFIED AT LEAST ONE OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STOCKS AFTER ONE GROWING SEASON.



<p>Quaker Green 666 SOUTH QUAKER LANE WEST HARTFORD, CT</p>	<p>GDC GINSBURG DEVELOPMENT, CT, LLC 100 SUMMIT LAKE DRIVE VALHALLA, NY 10985</p>	<p>ARCHITECT: John K. Karhu Architect P.C. 100 SUMMIT LAKE DRIVE VALHALLA, NY 10985 TEL: 845-261-1111 WWW.JKKARHU.COM</p> <p>CIVIL ENGINEER & ENVIRONMENTAL CONSULTANT: VHH 100 SUMMIT LAKE DRIVE VALHALLA, NY 10985 TEL: 845-261-1111 WWW.VHH-CT.COM</p> <p>STRUCTURAL ENGINEER: WEINTRAUB ORGANIZATION 100 SUMMIT LAKE DRIVE VALHALLA, NY 10985 TEL: 845-261-1111 WWW.WEINTRAUB-ORG.COM</p>	<p>Engineering, Architecture, and Environmental Science MILONE & MACBROOM 99 Resby Drive Cheshire, Connecticut 06410 (203) 271-1773 Fax (203) 272-9733 www.miloneandmacbroom.com</p>	<p>REVISIONS</p> <p>3/6/2013 - CONCEPTS</p> <p>6/16/2013 - CIVIL APPROVAL</p> <p>7/10/2013 - CONCEPTS</p> <p>1/10/2014 - CONCEPTS</p> <p>7/10/2014 - CIVIL SCHEMATIC</p> <p>6/10/2014 - CIVIL SCHEMATIC</p> <p>6/10/2014 - LIGHTS AND</p> <p>6/11/2014 - 4" CAL. ELM</p> <p>6/11/2014 - 4" CAL. ELM</p> <p>6/11/2014 - 4" CAL. ELM</p>
				<p>Not Approved for Construction</p>