

**WEST HARTFORD TOWN COUNCIL MEETING  
DECEMBER 10, 2015  
LEGISLATIVE CHAMBER**

**ITEM #1 - MEETING CALLED TO ORDER: 9:10 P.M.**

President Slifka: Okay. We're gonna call the Council Meeting to order and begin with the Pledge of Allegiance.

**ITEM #2 - PLEDGE OF ALLEGIANCE**

President Slifka: Okay, could we have a Roll Call please, Ms. Labrot?

**ITEM #3 - ROLL CALL**

Present were Councilors Chris Barnes, Shari Cantor, Judy Casperson, Leon Davidoff, Denise Hall, Beth Kerrigan, Scott Slifka, Ben Wenograd, and Chris Williams.

President Slifka: Thank you, Ms. Labrot, and just note Ms. Casperson is remote due to an injury. She'd otherwise be sitting here with us. Go to #4, Mrs. Cantor?

**ITEM #4 - APPROVAL OF MINUTES: RECEIVED**

Councilor Cantor: I move that we approve Town Council Meeting Minutes from, dated 10-27-15, 11-10-15, 11-17-15, and Public Hearing on 310A Cumberland Road dated 10-27-15.

Councilor Davidoff: Second.

President Slifka: Okay. Motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. I already have the sign-up sheet, so thank you guys. I hear the murmuring. Okay. Now we have a bit of a, in my role as Chair, I'm interpreting this as a bit of a procedural anomaly, so I've talked to my colleagues. I'm asking that we suspend the rules to bring Items 33 and 34 up now in the agenda. The reason for this—well, why don't we make the motion and entertain that motion and...

Councilor Cantor: So moved.

Councilor Davidoff: Second.

President Slifka: Okay, um, now the reason why is my interpretation is this, if I caught it, something that should have been on the Community Comment meeting as opposed to in the middle of this Council Meeting, but in order to allow the residents to actually speak, and I suspect there is at least one person here who wants to speak to it from the general public, we have to go through this procedure to allow that to happen. But under, just so the record is clear, so when we go forward, this is the kind of thing that should've been on the community comment meeting that was like the one we held at 5:25 today with Mr. Eagan. So, we vote on the motion. All those in favor?

All: Aye.

President Slifka: Those opposed? Sorry. I actually have to ask for that, don't I? All those opposed? Okay, motion carries.

**ITEM #33 – LETTERS FROM CONCERNED CITIZENS RE: FERNRIDGE PARK**

**RECEIVED**

**ITEM #34 – LETTER FROM ELIEZER AND JENNIFER STRASSFELD RE: FERNRIDGE PARK**

**RECEIVED**

President Slifka: So then I'd like to entertain a motion to receive #33, a letter from concerned citizens regarding Fernridge Park and 34, letter from Eliezer and Jennifer Strassfeld regarding Fernridge Park.

Councilor Cantor: So moved.

Councilor Davidoff: Second.

President Slifka: Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. So I know the Strassfelds are here, so if you guys want to come up and speak, I know you wanted to speak, so we want to do that now, that this would be the time to do it. And then if there are others speakers on it, Public Forum is right after this, and we'll call you up at that time so procedurally we'll be all set. I know this all seems arcane, but there are reasons that we do it this way. So the floor is yours, and just hit the button at the bottom of the mic.

Ms. Strassfeld: Thank you, Mr. Mayor, council members. Thank you for allowing me to speak. My name is Jennifer Faulo Strassfeld. My family has lived in West Hartford in the Fernridge Park neighborhood for eight years. The oldest of our three children is eight years old. We spent a lot of time in Fernridge Park. In that time, we've seen a lot of

things disappear suddenly without discussion and even in most cases without notice. Seemingly little things, the play set with the fire pole, the wading pool, the ring of shrubs that the kids love to play in and climb on. Maybe these were little things, but together they were a big part of the park and a big part of our lives. When they were taken away without advance warning or explanation we felt that our connection to the place was not being respected. Then, a new parking area took us by surprise. New, other, bigger plans have been presented not by the town but by a neighborhood group. These plans were conceived and brought to, I think, 80% completion, quite fleshed out concept-wise, anyway, with organizing principles established, agendas set, and space allocated without any public involvement whatsoever, and in my opinion totally short-changes and marginalizes all of the children who come to play in the park. And I, I have a background in park planning and landscape architecture, so when I read the plan, I feel like I can see pretty vividly what it will result in. Over the years, other new additions to the park have surprised us. I repeatedly overheard park users commenting that a particular new installation is not necessarily what is needed or wanted, but no one making plans or decisions for the park hears these conversations among users. There is no facilitated planning process in this town. There is a real disconnect. This petition is not my first effort to address this problem. I've met with Leisure Services staff and Town Planning staff. Town Planning does not really get involved in park planning in this town. I've connected with a local neighborhood group that has its own vision for the park mentioned already, and I currently volunteer time to serve by appointment on the town's Parks and Recreation Advisory Board. It is only becoming clearer to me that West Hartford does not have a process for engaging the public in dialogue regarding open space planning as many other vibrant towns do, I cited Stamford as an example in a letter to this council. And furthermore, West Hartford does not seem to consider such a process to be valuable. I think that we will all benefit if we can change that. We will become more rooted in our neighborhoods and more connected to each other. We—my family—love West Hartford for the friendliness and sense of community that we feel from so many people here. It's time that our public spaces reflect that spirit with an open, inclusive, collaborative approach to shaping them. Thank you.

President Slifka: Thank you.

#### **ITEM #5: PUBLIC FORUM.**

President Slifka: So now we go to Public Forum, and of the folks that are left, I have Gregory Donovan? And Greg, I, we, just to check here so I get my record state, that we ask that you identify an item that you want to speak to. Is this, is it about the Fern Park?

Mr. Donovan: Uh, no, this is about, um, the Brixton Street Animal Shelter.

President Slifka: Okay, so just a general topic?

Mr. Donovan: Yeah.

President Slifka: Okay, well, then, let's just suspend the rules to allow Greg to speak. So, uh, entertain the motion to suspend the rules?

Councilor Cantor: So moved.

Councilor Davidoff: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? The motion carries. Okay, go ahead, Greg.

Mr. Donovan: All right, um.

President Slifka: And I just need you to state your name and address for the record.

Mr. Donovan: All right. Hello, my name is Gregory Donovan. I live at 50 Leonard Road. I'm a Boy Scout with Troop 44 in West Hartford. I've recently completed my board of review and I'm now an Eagle Scout. For this badge, I did my service project for the West Hartford Dog Pound located on Brixton Street. I was amazed at how many people did not know about this pound when I started the project, which was building two benches where families can sit down and get to know a dog that they hopefully will adopt. After talking with the animal control officers about what they do and how much they care for the animals, I realized the facility, and more importantly the dogs, needed improved accommodations. I took these photos, which I don't know if you want to pass it around or just...all right—to show where town funding could go to remedy this. So one thing I heard was that even though effort had been made by the officers themselves to improve it, there was still some stuff the town can do to help out. One thing that was an issue was the standing water in the—and there's a picture of that—in, uh, on the pavement part which is where the cars would run up and this is also right along near where the entrance is. It freezes during the winter, which creates an unsafe environment for the officers there, and the officers will have to either salt it or use an ice chipper and remove the ice that way. Another thing is the top of the building is flat, so during the winter, there, it's, um, becomes a danger to the people inside and also to the dogs inside because it runs the risk of caving in. And also exposed wires look unappealing and give the pound like an almost a run-down look. Another thing I noticed, and I think there's a picture of that on the, the collage, is the support pillars for the overhang where they are decaying and also, there is wear and tear on the concrete, and this could create a breeding ground for bacteria, which is an unsafe environment for the dogs. So in closing, I'd like to say that any time a dog is loose and gets picked up by Animal Control, it is taken to this place. These dogs could be yours or mine, and this place would be a temporary residence until we pick them up. For many others it is a permanent residence. For many people visiting West Hartford to adopt, this is their first impression of our town. I strongly feel that the Town of West Hartford should value how it treats its animals more. Thank you for your time.

President Slifka: Greg, thank you very much, and congratulations on being an Eagle Scout.

Mr. Donovan: Thank you.

President Slifka: Thanks for bringing this to our attention. Okay. Eli Strassfeld, did you want to speak too?

Mr. Strassfeld: So, my name is Eli Strassfeld. I live at 38 Pleasant Street. I am one of the organizers of the petition that is on your agenda as number 33, but I'm here this evening just speaking for myself. I just wanted to note three things about the petition. The petition mentions the parking along the side that was recently put on the side of Fernridge Park, but it's not about that parking. It's about the town's seeming failure to engage with the people of the community about what they want and what they need from their park. This is just the latest kind of manifestation of that, and that's something that I think the signatories want to change. Second, you may have heard or you may hear that Leisure Services does engage with the community and does ask them what they need. I think if that petition stands for one thing, it's that the people who live right around, right around the park and who use the park and love the park disagree. They feel that they were not engaged with, that they were not asked what they need. That what the improvements do not necessarily meet their needs. The third thing is that this state of affairs now is incredibly strange. It, the, in that the town affords me more opportunity to voice my opinion about whether someone who lives a mile away from me can install a play set on their front yard on private property. I have more opportunity to comment on that than I do to comment on the changes to a place that my child plays on every week. On public property. The, I, that's not really, I don't think that's in line with the signatories' priorities and I hope it's not in line with the council's priorities either. Thank you.

President Slifka: Thank you, Eli. Next speaker is Esther Spigel. And Ms. Spigel, I also noticed there's not an item for the same thing. Okay, good. Just wanted to get that down. Thank you.

Ms. Spigel: Mayor Slifka, town councilors, hello. I'm Esther Spigel. I live at 134 Argyle Avenue. I'm president of the Friends of Fernridge Park, but tonight I'm speaking to you as a citizen. I'm not necessarily representing the board of the Friends of Fernridge Park. But we are a nonprofit neighborhood organization that's been working with the town for three years to maintain and enhance the park's natural beauty and recreational resources. Our group's main focus over these three years has been to create a vision to guide the park's long-term development. As part of the process for creating that vision, we have talked to neighborhood residents, sent email messages to over 400 people who joined our mailing list, presented our preliminary plan spring of 2013 at community meeting and at Celebrate West Hartford, and electronically surveyed over 200 community members about how they use the park and what improvements they would like to see in the park. One of the messages we received during that process was about parking on Grennan Road. The people on Grennan Road were very upset during baseball season. People were parking all along the road. They were parking in front of their driveways and it's dangerous to cross the street. We communicated this concern, and it was a true safety concern, to Leisure Services and they heard us and they took us seriously, and then I guess it was in the winter or early spring of 2014, Human Services notified us that the town had an opportunity to piggyback on this CNG project on Whitman Avenue to get a parking cut-out, use a small portion of the park land at little or

no cost to the town. I think one tree had to come down. On June 23<sup>rd</sup>, Ms. Rubino-Turco emailed me to say that the parking project was going ahead, and two days later they were doing it, which was, you know, a surprise to me and a surprise to her. This all happened very quickly. The new parking spaces proved popular during baseball season, and I would also like to mention that there are two accessible parking spots that weren't there before. The petition before you calls for better communication between town officials and residents. Friends of Fern believe this message applies to us as well, as we did not communicate the town's proposal to our supporters. We intend to review our methods for communication with neighbors and other members of the community about our plans and other plans that affect the park. But I would also like to say that this process—I'm sorry that this has come about because of this project, because to me this has been an example of what government should do. To me there was a problem in the neighborhood. People, and the government listened to the problem, they said, hey, we have a solution. We can do this. We can make this cut. It's not gonna take up that much room from the park, and it's not gonna cost the town anything. So I just want to say that I think that you guys, you know, I know that you work very hard. I know that our town employees work very hard. We appreciate you. And when you come up with very good and reasonable solutions to problems, say thank you very much, and we'll try to do our best to open up lines of communication. We're just volunteers. You know, we love the park, we're doing our best, so thank you very much for listening.

President Slifka: Thank you very much, Ms. Spigel. That concluded the sign-up sheet. Is there anybody who did not sign up who wished to speak to an item on the agenda? Come on up.

Mr. Oakes: Hi, my name is Howard Oakes. I live at 56 Pleasant Street, and I'm talking about the parking lot adjacent to Fern Park. I just want to back up a little bit. I've lived at the corner of the cemetery on Pleasant Street for 18 years, and when I first moved in there was talks of building a mausoleum on the cemetery grounds. I don't know if anyone remembers back that far. And I joined the cemetery commission, was appointed there, so that I could have some input on what would happen on this sort of quasi-public property, and I did not know is that commission never really existed. It never met. And it died, and several years ago there was a big reclamation project in the back of the cemetery for which I as a neighbor was never solicited for my input or anything that was going on. So I have some experience with changes to property. Now that's in the back of the cemetery. It didn't affect me. I was just sort of shocked that nobody would let me know as a property owner adjacent to the cemetery that that was going on. As the woman before me described, I was shocked to come home one day and find, within my line of sight, that they had plowed out part of Fern Park, and actually they did a cut out for a tree, which was sort of strange, and then within two days, this area within the line of sight of my property now has parking spaces and a tree taken down. I am not familiar enough with the rules to know, but I know if they want to take a tree down in front of my house they have to post a sign. There has to be public comment. You can't just tear a tree down. Yet this is what happened at the park. I appreciate that the Friends of Fern Park want to make the park a better place, but do we really want to have a town where if you live adjacent to any open space that you could come home and find a parking lot there when you come home after work? And that's essentially what has happened to me, and I

think it's sort of outrageous that there's not a method or a mechanism to find this out. I don't want to be snarky, but it'd be, I wonder if it'd be the same perspective if they had plowed part of Arlington Road on the corner there by the edge of Fern Park and put a parking lot in there. So I don't know that the people who live adjacent and within sight of this are part of the fern—Friends of Fern Park—were ever knowledgeable of it, and they're not a public agency. The Friends of Fern have no standing as a, as an entity, so I don't know how they developed an ability to speak for the public as a whole, and there was a failure to solicit the people who live there's rights, I think to have some say and that's, that's all I have.

President Slifka: Thank you. Is there anybody else who wanted to speak? Please come on up. Oh, two, I'm sorry. Come on up. I'm sorry if I skipped.

Ms. Strassfeld: Hello. I'm Linea Strassfeld. I wanted to talk to you about the same reasons as my parents, Jennifer and Eliezer. I agree for two reasons. Number one, I really miss the things I used to play on and my reasons for that is I would love to teach my one-year-old sisters to do them soon and also I would like to see if I had gotten better at those things. My second reason is some things were taken away just as I started getting used to them such as the fire pole. This all leads down to the petition. Those are the reasons I wanted to help my parents make the petition and make the town stop taking away and changing things in the public park without even giving notice to users and letting people not tell their ideas about the changes. Thank you.

President Slifka: Thank you very much. Any more speakers?

Mr. Battaligni: I'll make this quick. My name is Jim Battaligni. I live at 179 Whitman Avenue. Live in an apartment there. Been a resident here for about ten years. Not a land owner, but I do pay a healthy rent and I'm sure my owner is paying his tax, but it's a great town to live in. Perspective on this petition. I came before the council about three months ago. The issue was the scoreboard at Fern Park. The bottom line was the council, after hearing presentation, decided to go ahead with the scoreboard, which was fine. That's the process. Ms. Hall was the primary spokesman for the council and what she, she said to the council and said to me and the group that was here is you were deliberating that while she supported the board—scoreboard—which made sense, that she did recognize that there was a vetting process. And I saw Todd Dumais a couple days later because I had submitted in writing unintended consequences of potential things happening in the neighborhood that those that may be approving it are not aware of. Just not as important and I saw Todd and I wanted to thank him because the staff really did—you did respond to—I don't want to create a bureaucratic issue for you all, but everyone came here well-prepared that night. And Todd said to me, he said, I just want to assure you that it did not fall on deaf ears before the council that we do have an issue about making sure we vet through the right people. Friends of Fern do a great job. Like the...the individual had said earlier, obviously they're nonprofit and their interest is the best interest of everybody. But what happened in that particular case with the scoreboard, because they had the Little League had to come here on short notice and defend what he was doing, here's what he said. He said he went to the Friends of Fern. Friends of Fern had indicated to him we'll check with the people in a certain area.

Basically the people that were just adjoined to the, in fact their homes were, they believed, I guess, it made sense and was rational that would be effective. But when others found out about it just before it was coming to vote, there were these unintended consequences, so I tried to look into what regulations you all have, and I think there is some sort of a vetting process that's there. But it's really, Friends of Fern, as well intended as they are and as this gentleman before me, and I didn't know he was going to say this, but really is the point, they're not the people that are really responsible for that vetting process. If they're a part of it, if everybody belonged to Friends of Fern, you know, I understand. I don't have a petition other than I believe that what I've seen is if the vetting process which you all recognize and we actually had an issue, and now some of the fallout from the parking and the like, whatever you could do to consider, you know, just take a look at a vetting process to make sure that people as best can be informed. People just want to be informed. Regardless of what the decision is. They respect the process. It's just letting them know in advance so they're prepared and then they're not riled up when it comes down to them and they didn't know about it. So thank you.

President Slifka: Thank you very much. Are there any other speakers from any topic on the agenda? Okay. Now that we move to Report from the Town Manager. Mr. Van Winkle.

#### **ITEM #6 - REPORTS OF TOWN MANAGER**

Mr. Van Winkle: Let me talk about park planning for a minute. We can't make a significant change to a piece of town property, a public park or virtually anything else without a public process. If, when we removed the wading pool, that was part of the public process that we brought to the Zoning Commission when we were gonna rebuild the main pool. Part of that plan was to take the wading pool out and build a zero-depth ramp which could serve a similar function, so when we do those sorts of things we have to go to the, to the TPZ. Parks are regulated by what's called a special use permit, and special use permits are issued by the Town Planning and Zoning Commission. The work that was done in the street was done in the street right-of-way, and I know this is a bureaucratic statement, but in a street right-of-way is not the park, and we have been going around town adding accessible parking places to fields that had no accessible way to get into them, which was good stuff. We should be doing those things. And we have for years been hearing from the neighborhood about, you know, people are blocking my driveway. They're parking on the grass. When my kids were in baseball and they were playing there, I parked on the grass and the officer was kind enough to come over and make an announcement he was gonna ticket anybody and so I moved my car. So when we had this opportunity, we decided to make this improvement within the road right-of-way, not within the park. We should've done better, and we should've done more reach-out to the neighborhood. No question about that, obviously, what we hear from the neighborhood is, you know, you didn't, we didn't know about that, and we should've recognized that this would be something more than what we've done in some areas, which is a little smaller than this. This opportunity came up quickly because the, of the work being done by the gas company, so I apologize to the neighborhood that we didn't reach out to you. We should have reached out to you. But I would also say that any

changes to the parks have to be a public process. We don't do a whole lot of park planning, and we are now just discussing that. Friends of Fern was created by residents. Not by the town. We didn't say, hey, let's create an organization called Friends of Fern. They had neighbors of Fern Park that got together and said we'd like to, you know, help, raise money, do some things here. They run some events, and so they became sort of a sounding board for work that we do in the area, and we've been listening to what they're looking for. They, in fact, went out to UConn and got a professor to draw up some ideas. You know, if you were gonna rebuild this park, what would you do? And they, he did this pro bono, and they brought it to us a couple months ago and said, look, here's what kind of planning we should think about doing. It wasn't a plan for the park. It wasn't a plan that said, you know, this is what we will do. It was a citizen effort to kind of bring ideas. Which was great. And now I've got a Parks and Rec Director who is telling me we gotta do plans for our parks and we got to start investing and we're gonna go in that direction. My problem is start investing. You know, every time I turn around, some piece of our infrastructure is failing or our schools need investments, and so it's a process that we need to do but we cannot repair all of the parks in the next ten years, and so we gotta begin a process. Fern might be the right place to do that and it would certainly be a thing we would do with the neighborhood. Not with—'cause we have Friends of Fern, they've made a great sounding board for the stuff and brought us ideas, but the change—the changes to that park really would have to vetted with the neighborhood, and so I promise we'll do those things. We shouldn't be putting, as someone said, the parking isn't what this is about, but it's really what generated the concern, and I apologize for we didn't do a better job on that, and anything going forward will be done with the neighborhood. We appreciate Friends of Fern, the work that you do. We appreciate any group in town that wants to form and help us around our parks. We really appreciate. We've been trying to stimulate those kind of groups to take some identity with their neighborhood park and say, you know, we want to be part of that, so this is the probably the best one we have, Friends of Fern, but we promise to meet with the neighborhood when we begin that process. I don't have any funding yet, but we can't know what we need funding for until we do a plan, and so that'll be a process we'll begin.

I want to thank Shari for my Hanukkah gift here as she kept me going here, the five hours or whatever we are here tonight. I want to thank someone who did contribute to our park. In October, staff and friends of Westmoor Park were saddened to hear the passing of a long-time friend and supporter of Westmoor Park, Susan R. Block. Susan's involvement in Westmoor Park began more than 25 years ago, and she continued to contribute even after her death. Susan's final gift to Westmoor Park came from a sizeable donation. As a beneficiary in her last will and testament, Westmoor Park received substantial funds. We have so many people who contribute in our parks, and our community. You may not know Susan Block, but she's someone who thought enough of our community to put us in her will and give a substantial donation, so I thank her for doing that.

I don't have, oh, but, I did want to make a comment on the dog pound. I thank the Eagle Scout. It was an excellent presentation. The dog pound's been on the radar too. It's been one of those things that we need to invest in. It's not a hugely expensive kind of thing but the dog pound is, been scotch-taped together now for a few years, and so it's on our planning list. Inside the administration we're beginning to ask, look at questions—all

right, if we're going to invest in the dog pound, refurbish it, what kind of dollars are those gonna be? When can we afford to do that? And that would come through in the capital improvement planning process you would see. We would first get some, figure out what we need to do and put a number on that and then put, add that to the list of projects that we have in the future, so we do recognize the dog pound and appreciate his work emphasizing it. I don't have anything else. If you have any questions, I'd be glad to answer them.

President Slifka: Okay, any questions for the manager? Okay. Oh, you do. Go ahead, Chris.

Councilor Barnes: Well, it's actually, it's more of a comment through the Town Manager if I may, because the Friends of Fernridge Park are here and it's been a topic of conversation. That is my neighborhood park, and I've had an opportunity to meet with Esther and Rosemary, who are here. And I've had a chance to look at the plans and the ideas that they have and have brought to the town, and there's more of a community effort with everyone in the neighborhood. You know, it's very positive, you know, it's an exciting, there are exciting things about that neighborhood park that, you know, if those ideas over time ever were implemented, it would really be, you know, it would be a great park to have in the neighborhood. I understand, you know, the neighbors' comments about the parking and the other things about some things being changed, and certainly that's not, you know, the way we do business. It's important that everybody be involved but with the right community involvement, I think the idea and Friends of Fernridge Park setting an example by doing that in town, it's a really good thing and we appreciate their work and certainly the neighbors coming out and talking to us tonight. So thanks.

President Slifka: Thank you, Mr. Barnes. Anybody else? Okay. Then we move to #7, Mrs. Cantor.

**ITEM #7 - CONSIDERATION OF CONSENT CALENDAR: ITEMS 9, 14, 22-29 TO RECEIVE**

Councilor Cantor: Number 7, I move that we place Items 9, 14, 22 through 29 on the Consent Calendar.

Councilor Davidoff: Second.

President Slifka: Motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Number 8, Unfinished Business.

**UNFINISHED BUSINESS:**

**ITEM #8: APPLICATION ON BEHALF OF CENTER DEVELOPMENT CORPORATION, CONTRACT PURCHASER AND INTENDED DEVELOPER, AND THE SISTERS OF SAINT JOSEPH, THE OWNER OF THE PROPERTY KNOWN AS 27 PARK ROAD AND 14 RINGGOLD STREET TO REZONE A MAJORITY OF THE PROPERTY FROM R-6 TO RM-MS AND THEN TO DESIGNATE THE REZONED AREA TO A SPECIAL DEVELOPMENT DISTRICT TO FACILITATE THE REDEVELOPMENT AND REUSE OF THE EXISTING PRIMARY BUILDING AND THE CONSTRUCTION OF A NEW RESIDENTIAL BUILDING CONTAINING 310 APARTMENTS UNITS AND 36 RESIDENTIAL LIVING UNITS TOGETHER WITH ALL ASSOCIATED PARKING, LANDSCAPING, LIGHTING AND SIGNAGE.**

**CONTINUED PUBLIC HEARING TO JANUARY 12, 2016, AT 6:30 P.M.**

Councilor Cantor: Number 8, Application on Behalf of Center Development Corporation, contract purchaser and intended developer, and The Sisters of Saint Joseph, the owner of the property known as 27 Park Road and 14 Ringgold Street, to rezone a majority of the property from R-6 to RM-MS and then to re-designate the rezoned area to a Special Development District to facilitate the redevelopment and reuse of the existing primary building and the construction of a new residential building containing 310 apartment units and 36 residential living units together with all associated parking, landscaping, lighting and signage. I move that we table until—is it continue or table? Okay, it doesn't matter. It's interchangeable. Okay. Continue until January 12 at 6:15 in this chamber.

Councilor Davidoff: Second.

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

Several Speakers: Aye.

President Slifka: Those opposed? Motion carries. Up to #10, Ms. Cantor, and I just note Mr. Wenograd is recusing himself from this one.

**NEW BUSINESS:**

**ITEM #10: APPLICATION ON BEHALF OF BROOKDALE SENIOR LIVING, INC. THE OWNER AND OPERATOR OF CHATFIELD OF WEST HARTFORD, AND BROOKDALE LIVING COMMUNITIES OF CT-WH, INC. THE OWNER OF 1 CHATFIELD DRIVE, TO AMEND SPECIAL DEVELOPMENT DISTRICT PLAN #41 TO ADD A NEW ENTRANCE CANOPY AT THE EXISTING CHATFIELD WEST HARTFORD INDEPENDENT LIVING BUILDING AND ADJUST LANDSCAPING AND PAVING ELIMINATING A COURTYARD AND MISCELLANEOUS SIDEWALKS.**

(See Attachment A)

**SET FOR PUBLIC HEARING ON JANUARY 12, 2016, AT 7 P.M. AND REFERRED TO TPZ AND DRAC**

Councilor Cantor: Wait one second. One minute. One minute. I got it. I got it. I know, a lot of paper tonight. Sorry. Okay. Number 10. Application on behalf of Brookdale Senior Living, Inc., the owner and operator of Chatfield of West Hartford, and Brookdale Living Communities of Connecticut-West Hartford Inc., the owner of 1 Chatfield Drive, to amend Special Development District plan #41 to add a new entrance canopy at the existing Chatfield West Hartford Independent Living Building and adjust landscaping and paving eliminating a courtyard and miscellaneous sidewalks. I move that we set for Public Hearing on January 12, 2016, at 7 p.m. in the legislative chamber and refer to TPZ and DRAC.

Councilor Davidoff: Second.

President Slifka: The motion is made and seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? The motion carries. Number 11.

**ITEM #11: APPLICATION ON BEHALF OF STEELE ROAD, LLC, OWNER, TO AMEND SDD #139 AT 243 STEELE ROAD TO INCREASE THE NUMBER OF UNITS FROM 150 TO 160 BY DIVIDING FIVE OF THE EXISTING TWO-BEDROOM UNITS IN BUILDINGS #3 AND #4 (TEN UNITS TOTAL) APPROXIMATELY IN HALF TO CREATE TWENTY ONE-BEDROOM UNITS. EXTERIOR CHANGES TO THOSE BUILDINGS ARE ALSO PROPOSED BUT NO INCREASE IN BUILDING SIZE OR HEIGHT.**

**(See Attachment B)**

**SET FOR PUBLIC HEARING ON JANUARY 26, 2016, AT 6:30 P.M. AND REFERRED TO TPZ AND DRAC**

Councilor Cantor: Application on behalf of Steele Road, LLC, owner, to amend SDD #139 at 243 Steele Road to increase the number of units from 150 to 160 by dividing five of the existing two-bedroom units in Building 3 and 4 (ten units total) approximately in half to create 20 one-bedroom units. Exterior changes to those buildings are also proposed but no increase in building size or height. I move that we set for Public Hearing on January 26 at 6:30—2016—at 6:30 p.m. in the legislative chambers and refer to TPZ and DRAC.

Councilor Davidoff: Second.

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

All: Aye.

President Slifka: Those opposed? Motion carries. Number 12, Ms. Cantor.

**ITEM #12: APPLICATION ON BEHALF OF THE OWNER, DHR NORTH MAIN STREET, LLC (“DHR”), TO AMEND SPECIAL DEVELOPMENT DISTRICT PLAN #143 AT 747 AND 777 NORTH MAIN STREET. THE AMENDMENT PROPOSES MODIFICATIONS TO THE RETAINING WALLS, LANDSCAPE PLAN, RECONFIGURATION OF THE PARKING AREA, AND RELOCATION OF THE DUMPSTER AND TRANSFORMER PAD.**

(See Attachment C)

**SET FOR PUBLIC HEARING ON JANUARY 26, 2016, AT 7 P.M. AND REFERRED TO TPZ AND DRAC**

Councilor Cantor: Number 12, application on behalf of the owner, DHR North Main Street, LLC, to amend Special Development District plan 143 at 747 and 777 North Main Street. The amendment proposes modifications to the retaining walls, landscape plan, reconfiguration of the parking area, and relocation of the dumpster and transformer pad. I move that we set for Public Hearing on January 26 at 7 p.m. in the legislative chamber and refer to TPZ and DRAC.

Councilor Davidoff: Second.

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

All: Aye.

President Slifka: Those opposed? Motion carries. Number 13, Mrs. Cantor.

**ITEM #13: ORDINANCE DECLARING A SIX-MONTH MORATORIUM ON THE APPROVAL OF GROUND-MOUNTED AND POLE-MOUNTED SOLAR ENERGY SYSTEMS IN RESIDENTIAL ZONES.**

**SET FOR PUBLIC HEARING ON JANUARY 26, 2016, AT 7:25 P.M. AND REFERRED TO TPZ**

**WHEREAS** the Town Council of West Hartford adopted an ordinance on October 28, 2014 which permits the installation of certain alternative energy systems within the Town; and

**WHEREAS** ground-mounted and pole-mounted solar energy systems are permitted as accessory uses in residential zones pursuant to said ordinance, subject to certain limitations; and

**WHEREAS** concerns have been raised about whether the limitations contained in said ordinance are sufficient to protect neighboring property owners; and

**WHEREAS** a reasonable period of time is needed to consider whether further restrictions are required to properly balance the interests of all property owners within the Town

**NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD** that Section 177-37.3 of the West Hartford Code of Ordinances is hereby repealed and the following is substituted in lieu thereof:

- A. Definitions. As used in this section, the following terms shall have the meanings indicated:

**BUILDING-INTEGRATED SYSTEM**

A type of solar energy system which is constructed as an integral part of a principal or accessory building, rather than a separate mechanical device. Building-integrated systems replace or substitute for an architectural or structural component of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot-water solar systems contained within roofing materials, windows, skylights, and awnings.

**CLOSED LOOP GEOTHERMAL SYSTEM**

A mechanism for using ground source heat pumps for heating and/or cooling a building which consists of a length of closed underground piping (which may be installed horizontally or vertically) containing heat transfer fluid; a heat exchange mechanism; and an air distribution system. This definition is expressly intended to exclude any form of open loop geothermal system.

**FUEL CELL**

A device in which a non-combustion reaction between a continuous fuel stream and a continuous oxidant stream is converted directly and continuously into electrical energy while producing minimal emissions and negligible pollutants.

**OUTDOOR WOOD-BURNING FURNACE**

An accessory structure or appliance designed to be located outside living space ordinarily used for human habitation and designed to transfer or provide heat, via liquid or other means, through the burning of wood or solid waste, for heating spaces other than where such structure or appliance is located, any other structure or appliance on the premises, or for heating domestic, swimming pool, hot tub or jacuzzi water. "Outdoor wood-burning furnace" does not include a fire pit, wood-fired barbecue or chiminea.

**SOLAR ENERGY SYSTEM**

A device or combination of devices or elements which rely upon direct sunlight as an energy source to produce heat and/or electricity. Off-grid photo-voltaic solar panels which serve only a single electrical fixture or appliance, such as low-voltage landscape lighting or similar, are exempt from the provisions of this section.

## WIND GENERATOR

A system of blades, slats or vanes and associated mechanical and electrical conversion components whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity, whether mounted on a tower, post or any other structure.

### B. Prohibited equipment.

- (1) Outdoor wood-burning furnaces are prohibited in all zones.
- (2) Wind generators are prohibited in all zones.
- (3) Open loop geothermal systems are prohibited in all zones.
- (4) Thermal-electric power generation equipment which utilizes parabolic dish, parabolic trough, linear fresnell, or power technology to concentrate solar energy as its mechanism for generating heat is prohibited in all zones.

### C. Permitted accessory uses.

- (1) General requirements. Closed loop geothermal systems and solar energy systems are permitted as accessory uses in all zones and fuel cells are permitted accessory uses in the zones designated in § 177-6C subject to the following requirements:
  - (a) Where designed to generate electricity, the system must be designed to produce energy primarily for consumption by buildings or other structures located on the same lot as the system, except that:
    - [1] When the lot receives electrical power supplied by a public utility company, excess energy generated may be supplied to the utility company or through the distribution system of the utility company to offset other usage of other electric accounts, in accord with applicable laws such as those permitting net or virtual net metering; and
    - [2] Multiple property owners may share ownership of, and/or the energy generated by the system provided, however, that the system shall meet all other requirements of this section with respect to each lot upon which it is located.

- (b) Solar energy systems, fuel cells and the aboveground portion of closed loop geothermal systems shall not be permitted within or above any required front yard and shall meet the minimum side and rear yard requirements in the zones where they are located.
  - (c) All transmission lines from solar energy systems, fuel cells and closed loop geothermal systems to any other building or structure shall be located underground to the extent feasible. This requirement shall not apply to transmission lines owned or managed by any public utility company.
  - (d) All solar energy systems, fuel cells and closed loop geothermal systems shall be installed according to manufacturer specifications, the requirements of any applicable utility company interconnect agreements and any applicable codes including, without limitation, the Connecticut Building Code.
  - (e) Where the system is designed to generate electricity, clearly visible warning signs concerning voltage shall be placed at the base of all pad-mounted transformers and substations or fence.
- (2) In addition to the requirements of Subsection C(1), closed loop geothermal systems shall be subject to the following additional requirements:
- (a) The design and installation of geothermal systems and related boreholes for geothermal heat pump systems shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI), the International Ground Source Heat Pump Association (IGSHPA), the American Society for Testing and Materials (ASTM), the Air-Conditioning and Refrigeration Institute (ARI), or other similar certifying organizations, and shall comply with the Connecticut Building Code and all other applicable requirements of law such as, but not limited to those pertaining to the installation of wells. The manufacturer specifications shall be submitted as part of the application.
  - (b) Only nontoxic, biodegradable circulating fluids such as food grade propylene glycol shall be permitted.
  - (c) Horizontal closed loop systems shall be no more than 20 feet deep.
  - (d) Wellheads located above ground level shall be labeled clearly to identify that they are part of a closed loop geothermal system and not a source of potable water.
- (3) In addition to the requirements of Subsection C(1), solar energy systems shall be subject to the following additional requirements:

- (a) The system must be designed to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard.
- (b) Height limitations:
  - [1] The highest point of a roof-mounted solar energy system shall not exceed the maximum height limitation for the building upon which it is mounted or two feet above the roof of the building to which it is attached, whichever height is lower, except:
    - [a] On buildings with flat roofs which are located in multifamily residential, commercial or industrial zones, a roof-mounted solar energy system may extend up to 10 feet above the roof of the building upon which it is installed, provided that the solar energy system shall be set back from the perimeter of the roof by a distance equal to one foot for each one foot in height less the height of any parapet wall at the perimeter of the roof; or
    - [b] Where a main use is subject to special use permit approval pursuant to § 177-42A, an applicant may seek such approval for installation of a roof-mounted solar energy system extending up to 10 feet above the roof of the building upon which it is installed.
  - [2] Ground and pole-mounted solar energy systems shall not exceed the height limitation for accessory buildings in the zone where they are located except that where a main use is subject to special use permit approval pursuant to § 177-42A an applicant may seek such approval for installation of a ground or pole-mounted solar energy system extending up to the maximum height permitted for main buildings in the zone. Height shall be measured at the highest point on the system. Where components of the solar energy system track the sun's movement across the sky, the height shall be measured relative to the system's most vertical position.
- (c) Building-integrated systems are deemed to be a component of the structure into which they are integrated and are subject to the requirements of this chapter which otherwise apply to the structure itself.
- (d) The surface area of ground and pole-mounted solar energy systems, regardless of mounted angle, shall be calculated as part of the maximum lot coverage of all buildings.

- (e) Solar energy systems shall be maintained in good working order at all times. If a solar energy system ceases to perform its originally intended function for more than six consecutive months, the property owner shall promptly remove the collector, mount and associated equipment except where it is in the process of being repaired or is out of service pending the completion of other ongoing work at the property.
  - (f) The owner of a property on which a solar energy system is installed and/or the owner(s) of the solar energy system itself assume(s) all risk associated with diminished performance of said system caused by any present or future use of nearby property that may interfere with the system's ability to produce power at its rated capacity, regardless of when that adjacent structure or landscaping is constructed or installed.
- (4) In addition to the requirements of Subsection C(1), fuel cells are permitted accessory uses in the zones designated in § 177-6C subject to the following requirements:
- (a) When located within an accessory structure, the fuel cell and all related equipment shall be completely enclosed by a minimum six-foot-high fence with a self-locking gate.

D. Permitted main uses.

- (1) General requirements. Solar energy systems and fuel cells are permitted main uses in the zones designated in § 177-6B subject to the following requirements:
- (a) Unless the energy generated by the system is to be used exclusively to meet the needs of nearby properties through private transmission facilities, the applicant shall demonstrate that:
    - [1] Existing electrical distribution or transmission facilities are adequate to connect the solar energy system or fuel cell to the utility grid; and
    - [2] That the intended use of any electrical distribution or transmission facilities is permitted under existing law.
  - (b) Solar energy systems and fuel cells shall meet the minimum yard requirements for main buildings in the zones where they are located.
  - (c) The solar energy system or fuel cell shall be completely enclosed by a minimum six-foot-high fence with a self-locking gate.

- (d) A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations or fence.
  - (e) All on-site transmission lines shall be located underground to the extent feasible. This requirement shall not apply to transmission lines owned or managed by any public utility company.
  - (f) The applicant shall demonstrate that sufficient on-site parking exists to meet the needs of the facility.
  - (g) All solar energy systems or fuel cells shall be installed according to manufacturer specifications, the requirements of any applicable utility company interconnect agreements and any applicable codes including, without limitation, the Connecticut Building Code.
- (2) In addition to the requirements of Subsection D(1), solar energy systems shall be subject to the following requirements:
- (a) The system must be designed to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard.
  - (b) Solar energy systems installed as main uses shall not exceed 20 feet in height except that an applicant may seek special use permit approval pursuant to § 177-42A for installation of a solar energy system extending up to the maximum height permitted for main buildings in the zone where there is good cause to increase heights to more than 20 feet. In the case where components of the solar energy system track the sun's movement across the sky, the height shall be measured relative to the system's most vertical position.
  - (c) The surface area of ground or pole-mounted solar energy systems, regardless of mounted angle, shall be calculated as part of the maximum lot coverage of all buildings.
  - (d) Solar energy systems which are obsolete or otherwise no longer in use shall be removed completely. For purposes of this subsection, a solar energy system shall be deemed to be no longer in use if it has not been used to generate electricity for a continuous period of six months except where it is in the process of being repaired or is out of service pending the completion of other ongoing work at the property.
  - (e) The owner of a property onto which a solar energy system is installed and/or the owner(s) of the solar energy system itself assume(s) all risk associated with diminished performance of said system caused by any present or future use of nearby property that may interfere with the system's ability to produce power at its rated

capacity, regardless of when that adjacent structure or landscaping is constructed or installed.

E. Moratorium:

Notwithstanding the provisions of this section, the installation of ground-mounted or pole mounted solar energy systems shall not be a permitted use in any residential zone until the Town Council, acting as the Town's zoning authority, adopts revisions to the zoning ordinances regulating such systems or for six (6) months following the effective date of this ordinance, whichever is sooner.

Councilor Cantor: Ordinance declaring a six-month moratorium on the approval of ground-mounted and pole-mounted solar energy systems in residential zones. I move that we set for Public Hearing on January 26 at 7:25 p.m. and refer to TPZ.

Councilor Davidoff: Second.

President Slifka: Okay, motion is made and seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. So we're up to 15, Mrs. Cantor.

**ITEM #15: RESOLUTION DELEGATING TO THE TOWN MANAGER AND THE DIRECTOR OF FINANCIAL SERVICES THE AUTHORITY TO ISSUE BONDS OR TEMPORARY BORROWINGS ON BEHALF OF THE TOWN OF WEST HARTFORD.**

**ADOPTED**

**WHEREAS**, the Town has the power to incur indebtedness by issuing bonds or temporary borrowings from time to time for such purposes and upon such terms, and to such extent as authorized by the Connecticut General Statutes, as amended; and

**WHEREAS**, the Town Council authorizes the issuance of bonds for particular purposes and projects from time to time by ordinance duly enacted (bond ordinances); and

**WHEREAS**, the bond ordinances require the aggregate principal amount of bonds, the annual installments of principal, the date and timing of the issue and sale, and other terms, details, and particulars of such bonds including approval of the rate or rates of interest thereon to be determined by the Town Council at the time of issuance in accordance with the requirements of the Connecticut General Statutes, as amended; and

**WHEREAS**, the Town Council is desirous of delegating the authority to make such determinations regarding the details and particulars of issuing bonds or temporary borrowings to the Town Manager and Director of Financial Services in a continuing resolution to be effective during the Council's term of office unless sooner terminated;

**NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD** that the Town Manager and Director of Financial Services are hereby delegated the authority to make such determinations regarding the issuance of bonds or temporary borrowings on behalf of the Town and in the best interest of the Town. This delegation shall be deemed to have been effective from November 17, 2015 and shall continue and be effective during this Council's term of office which expires on November 21, 2017, unless sooner revoked.

Councilor Cantor: Resolution delegating to the Town Manager and the Director of Financial Services the authority to issue bonds or temporary borrowings on behalf of the Town of West Hartford. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: Motion is made and seconded. Mr. Van Winkle, I know we do this on a fairly regular basis, but with all things financial we like to have an open public discussion about it, so if you could please add to this.

Mr. Van Winkle: We don't do it that often, once a year. You know...

President Slifka: Some of us, sometimes a little longer.

Mr. Van Winkle: The council approves bonds for improvements to our buildings and our infrastructure, our roads, bridges, whatnot, in the Town of West Hartford. That's part of our capital budget and as we get those projects moving and start expending those dollars, we have to issue those bonds. We are a triple-A rated town. We get great rates on our bonds, and this is necessary to authorize us to put together the bonding package, which we hope to have before the investors in January. It's a great time of year. Not a lot of people are in the market in January and we go into the market at that time. So this resolution merely authorizes myself and the chief financial officer to proceed with the sale of those bonds.

President Slifka: Thank you. Is there any further discussion of those? Okay. Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Number 16, Mrs. Cantor.

**ITEM #16: RESOLUTION ACCEPTING EAST MAXWELL DRIVE EXTENSION AS A PUBLIC STREET.**

**ADOPTED**

**WHEREAS**, a subdivision plan (SUB #291) was approved by the West Hartford Plan and Zoning Commission through which it approved the extension of East Maxwell Drive as a public street; and

**WHEREAS**, the extension of East Maxwell Drive has been built completed in accord with the approved subdivision plans and all applicable ordinances, rules and regulations of the Town of West Hartford as certified by the Plan and Zoning Commission pursuant to West Hartford Code of Ordinances §155-28C; and

**WHEREAS**, the Director of Community Services has certified that all necessary facilities have been installed in the extension of East Maxwell Drive as required by West Hartford Code of Ordinances §155-28B

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD** that the extension of East Maxwell Drive, as shown on the approved plans for SUB #291, is hereby accepted as a public street.

Councilor Cantor: Resolution accepting East Maxwell Drive Extension as a public street. I move that we adopt, but I also at this point can read into the record letter dated December 9, 2016, from TPZ recommending approval.

Councilor Davidoff: Second.

President Slifka: Okay. Motion is made and seconded. Mr. Van Winkle, back to you.

Mr. Van Winkle: East Maxwell Street is a subdivision that is behind the American School for the Deaf off of streets that actually come off of far behind them. It is a straight subdivision of, for single family homes. The street is complete and in and built to all of our town standards and so therefore we are requesting that you, through this resolution, accept it as a public street. It then becomes our responsibility to maintain and to plow and to enforce whatever regulations we've ha—might have on that street.

President Slifka: Mr. Van Winkle, I know it's late so I don't want to go too deep into this, but I thought it might be worthwhile just putting in the record. I know that it's been a long time, but when I first got on the council and I knew that, I was told this sort of was a, almost a tradition, so I don't know if it's happened to Mr. Ker—Ms. Kerrigan, Mr. Wenograd, or Mr. Williams at all, but when new council members come on, there would be residents who were on certain limited streets that had not been accepted by the town who might contact a new council member and say, hey, how about you get my street accepted? And I was also contacted by a couple people and then learned, well, there's a reason why we don't accept 'em all, and I thought it was notable that in this case, this developer did bring the street up to all of our standards, whereas a lot of subdivisions in town, many dating to far ago, did not do that. Maybe you could address the difference too.

Mr. Van Winkle: Yeah, no, this developer built the street. There are specific standards for our, the width of the rights of way, the width of the actual street, the construction of the street. How much gravel, how much asphalt, the curbing on the street, those sorts of things, if there's sidewalks. So our ra—our regulations for a public street, if they're all met, then that street becomes eligible for you to accept. The developer has to offer it. I'm doing the legal word here. Has to offer it to the town and then if you accept, then

that becomes part of our public street system. Some developers over years, have built streets substandard to our regulations. Perhaps knowingly so 'cause it was cheaper, and then a homeowner living on that street years later goes, well, how come the town never comes in and paves our street? It's a mess. It's full of potholes and, then he perhaps reads his deed or talks to our town engineer and he tells him, well, it's a private street. The developer never built it to a town standard. So they would come to a new council member and say, hey, you need to get the town to take our street and build it—rebuild it. Because it is expensive. I mean, a street'll last 30 years, but after 30 years, the street starts falling apart, and it's really expensive to those homeowners to rebuild it, and if there's not a homeowner's association and three of the homeowners go and say, I'm not gonna put money into this street, they're stuck. And so we don't want to accept it because it's not built to our standards and it then would become our obligation. It would be not inexpensive in most of those cases to take those on. There are about 15 miles of private streets in West Hartford, most of them in areas where they clearly want to be private. But some of them just streets that were built many years ago to nonstandard specifications, and so we're always willing to listen to our citizens, but we're also cautious about taking on new obligations without the right substance there.

President Slifka: Thank you. Ms. Hall?

Councilor Hall: Is the fact that a house is on a private street, is that required to be brought up in a, when a house goes on the market? Is that required disclosure? And maybe I'm asking the wrong person this, but I'm just thinking of the people...

Mr. Van Winkle: Let me turn to my corporation counsel, because he does this all the time.

Mr. O'Brien: Well, in terms of putting it on the real estate market and disclosing whether you're on a public or private street, looking at the required disclosure under the statutes that's not included; however, it is a matter of public record as to whether or not you're on a public street, so a buyer can do due diligence and find out, but almost always on the MLS, the multiple listing sheets, it says whether or not it's a public or a private street. And if it's a private street, quite often you have a homeowner's association where you're required to pay a certain amount of dues, and that must be disclosed, so.

Councilor Hall: And for the street signs on those private streets, do we maintain the street signs? Or...

Mr. Van Winkle: We maintain the street signs.

Councilor Hall: And do we say it's a private street?

Mr. Van Winkle: No, we don't say it's a private street. We would say it's Smith Street, that's so our Public Safety can find your street if they need to. Our fire and our police go to your house if you're in trouble. Our snow plows most of those private streets. Some we do not. Most of those private streets, they plow the streets so that the police and the fire can get to your house. But outside of that, we don't post speed limits on 'em, and the

neighborhood is welcome to put up on their private street whatever sign they want, so they don't have to follow our regulations once they come off the main street. But there is a sign posted at the main street which would identify them.

President Slifka: Okay. Anyone else? Okay, then all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Number 17, Mrs. Cantor.

**ITEM #17: RESOLUTION SETTING THE TOWN CLERK'S COMPENSATION.**

**ADOPTED**

**WHEREAS**, the salary of the Town Clerk is set by the Town Council; and

**WHEREAS**, under Connecticut statutes, the Town Clerk's salary can only be altered at the beginning of the term or the midpoint in the four year term of office for that position; and

**WHEREAS**, the Town Clerk's salary is well below that provided Town Clerks in town's with similar responsibilities and similar size; and

**WHEREAS**, the Town Clerk position was paid \$74,308 prior to the incumbent taking office in 2008 at an initial salary of \$69,000; and

**WHEREAS**, the Town Clerk's salary has been increased twice in the past eight years; and

**WHEREAS**, in West Hartford the Town Clerk is also the Council Clerk, whereas in other towns it may be two positions; and

**WHEREAS**, the Town Clerk's present salary is now below that of the Deputy Town Clerk, her direct report and will be well below that of the Deputy on July 1, 2016; and

**WHEREAS**, the Town Clerk's salary is presently only slightly above that of the top of the range for the Assistant Town Clerk; and

**WHEREAS**, the Town Clerk has received the designation as a Certified Municipal Clerk from the International Institute of Municipal Clerks Association in April, 2015. In order to achieve this, a municipal clerk must complete a minimum of 180 hours of classroom/workshop training in the areas of General Management, Records Management, Elections, Meeting Administration, Human Resources and Financial Management; and

**WHEREAS**, the Town Clerk was elected as the Connecticut Representative to the New England Association of City and Town Clerks, an organization of Municipal Clerks from the 6 New England States and is currently serving as the Legislative & Elections Chair for the State CT Town Clerks Association that monitors new legislation affecting towns and the office of the Town Clerk

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL** that the salary of the Town Clerk should be adjusted to reflect her staff and office responsibilities and experience is hereby increased by 4.2% to be effective at the commencement of the term of office scheduled to begin on January 2, 2016, and

**AND BE IT FURTHER RESOLVED** that the salary of the Town Clerk shall increase by 3% on January 2, 2017.

**Town Clerk Salary Comparisons - Fiscal Year 2014-2015**

<b>Town Clerk</b>		<b>Average: \$ 98,935</b>
Hartford	\$ 121,481	
Stamford	\$ 112,451	
Westport	\$ 100,376	
Farmington	\$ 96,618	
Greenwich	\$ 94,197	
New Canaan	\$ 93,503	
Simsbury	\$ 93,261	
Fairfield	\$ 92,597	
Bristol	\$ 92,468	
Manchester	\$ 92,400	
<b>West Hartford</b>	<b>\$ 78,494</b>	

**Additional Community Data**

<b>Population</b>	<b>Municipality</b>	<b>Compensation</b>
34,768	Glastonbury	\$ 91,650
9,456	Portland	\$ 90,044
44,748	Enfield	\$ 88,596
25,774	Mansfield	\$ 88,445
47,333	Middletown	\$ 85,322
30,756	Newington	\$ 85,001
52,112	Stratford	\$ 85,000
19,505	Waterford	\$ 82,581
25,164	Ridgefield	\$ 82,537
60,456	Meriden	\$ 80,318

**NOTE: Average reflects ten (10) highest salaries reported within designated classification  
 All salaries reported are actual salaries, not top of wage range**

CCM Municipal Salary Survey, 2015 Edition, Connecticut Conference of Municipalities  
 900 Chapel Street, 9th Floor, New Haven, CT 06510-2807

### Comparison of 2015 Town/City Clerk Salaries to 2011 Report

Municipality	2011 Salary	2015 Salary	2015 Average:
Hartford	\$ 105,000	\$ 121,481	\$ 98,117
Stamford	\$ 104,194	\$ 112,451	
Middletown	\$ 94,640	\$ 85,322	
Westport	\$ 90,331	\$ 100,376	
Farmington	\$ 89,940	\$ 96,618	
Fairfield	\$ 89,900	\$ 92,597	
Bristol	\$ 89,755	\$ 92,468	
Greenwich	\$ 87,230	\$ 94,197	
Simsbury	\$ 86,159	\$ 93,261	
Manchester	\$ 84,487	\$ 92,400	
<b>West Hartford</b>	<b>\$ 69,000</b>	<b>\$ 78,494</b>	

### Comparison of Town/City Clerk Salaries by Population Size

Municipality	2013 CT Health Dep. Pop. Est.	Town/City Clerk	
Bridgeport	147,216	\$ 32,960	
New Haven	130,660	\$ 46,597	
Stamford	126,456	\$ 112,451	
Hartford	125,017	\$ 121,481	
Waterbury	109,676	\$ 62,851	
Danbury	83,684	\$ 58,743	
<b>West Hartford</b>	<b>63,371</b>	<b>\$ 78,494</b>	<b>Average for communities with populations between</b>

Greenwich	62,396	\$	94,197	<b>50,000 - 90,000:</b>
Hamden	61,607	\$	75,000	
Fairfield	60,855	\$	92,597	
Bristol	60,568	\$	92,468	
Meriden	60,456	\$	80,318	
Manchester	58,211	\$	92,400	
Milford	53,137	\$	73,881	
Stratford	52,112	\$	85,000	
East Hartford	51,199	\$	66,665	

Councilor Cantor: Resolution setting the Town Clerk’s compensation. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: Motion is made and seconded and Mr. Van Winkle, you’re the author, if we could go back to you.

Mr. Van Winkle: Thank you, sir. The resolution really speaks for itself. Our Town Clerk, sitting right here, we did an analysis of the pay of town clerks in the region of towns of similar size and whatnot, and our town clerk is paid substantially less than many, many of those clerks in surrounding towns or around the state. Our clerk is also right now paid less than someone who works for her. Kind of an unusual situation to have the person in charge of the entire department be the compensated less than someone who works for them. I put together—and I just, also just would note, and I wanna, I’m gonna note some of the things she’s received or done—the town clerk has received the designation as a Certified Municipal Clerk from the International Institute of Municipal Clerks Association in April of 2015. In order to achieve this, a municipal clerk must complete a minimum 180 hours of classroom and workshop training in areas of general management, records management, elections, meeting administration, human resources and financial management. The clerk was elected to be the Connecticut representative to the New England Association of City and Town Clerks, an organization of municipal clerks from six New England states and is currently serving as the legislative election chair for the State of Connecticut Town Clerk’s Association that monitors new legislation affecting the towns and the office of the town clerk. A couple years ago she was one of the ones who led the battle on getting the fees paid for recording of deeds of certain kinds of mortgages on our land records. They were not being done, and so working with the legislature, Essie was able to get that change and it resulted in significant revenue to the Town of West Hartford. Her budget has been substantially flat over the years that she’s been here and in fact has fewer employees today than when she became town clerk. Her initial pay at becoming town clerk was below that of the incumbent in the position at the time. So given all those, that position is paid less than what I, if she were my direct employee, and she’s not my direct employee, she’s an elected official, but if she was my direct employee, I would look at how this position is compensated by other towns. I don’t have a direct employee who’s the director of the department who is paid less than

someone who works for them, and so that would certainly also be a driver in my decision to increase the pay, which for the directors of the town that I hire, it is the town manager who sets that pay. In the case of the town clerk, you're able to make an adjustment to her pay twice during her term. Once before it starts, which is now, and once halfway through the four-year term, so this proposal recommends that we increase her pay by 4.2%, and I came to that number because that puts her above the pay of her employee, and an additional 3% on January 2, 2017. Her employee will receive another pay increase through the union negotiations on July 1, 2016, and so in order to keep her at a pace, a pay level above her employee, we'd have to increase her pay again in 2017.

President Slifka: Thank you, Mr. Van Winkle. Are there any questions for Mr. Van Winkle? I would just like to thank Mr. Van Winkle for the recommendation. This is always a—well, not always, but it's a, you know, a slightly awkward thing where, where we have to vote on the salary of somebody sitting at the table and somebody who happens to be an elected official, but who is operating in a capacity that is very much like the other department heads within the town, so historically the council going back many, many years has relied on the input of the manager to come up with something that would be, would be fair and just relative to the duties and relative to the other, employees. I think, as he said, that this resolution basically speaks for itself. It does list all of the many accomplishments that Essie's had in her time, particularly, I think he did reference the ones that I think if this were a private sector situation, we'd be saying that Essie's a public sector employee who is performing to the high standards of a private sector employee. She is keeping her budgets flat. She's had fewer employees than when she started. She's found ways to increase her revenue without decreasing the services, and she and her deputy have taken on additional responsibility within the town during that time, and even despite all that, this being a public sector situation, the increase is, is pretty modest as proposed by Mr. Van Winkle. So if this were the private sector, I'd be arguing for much, much more because it is extremely well-deserved, Essie. This being, government, we all realize what those constraints are and I hope that we can see fit to at least follow the manager's recommendation as presented here today. So I thank Essie for her fantastic work. There's also many other things that are not listed in here that people on the council would know or people who have come to the office would know day-to-day where she is de facto, like ombudsman for the town, where people tend to, whatever their issue may be, they don't necessarily migrate to the manager's office first. They may migrate down to, down to Essie in the clerk's office and she'll take care of it. I've had any number of people who have a concern about, quite often, it's something that is at a sensitive time. Like it might be they need to get a death record or something where there's an emotional component, and they will either, you know, ask where should I go and I happily say, go to Essie, 'cause I know it's gonna get taken care of very well, or quite often, I hear from people after the fact who said, I gotta tell ya, I came in under some stressful circumstance or just to ask some sort of a, you know, kind of annoying, inane question, but I needed this document right away, and boy, was Essie and her staff the top of professionals. So for all those reasons, I'm very happy to support this. Anyone else? Mrs. Hall?

Councilor Hall: I too would just like to offer my thanks to Essie for a job well done these past years that I've been on the council. She's the height of professionalism and she

makes all of our jobs a lot easier. I also want to say she's really stepped up when we've had some tumultuous times in the registrar of voters' office and she has been a great assistant there along with, with Madonna, so I just wanna say thank you. I appreciate all your hard work, and I'm happy to support this.

President Slifka: Thank you, Mrs. Hall. Is there anyone else? Mr. Barnes.

Councilor Barnes: Thank you. Looking at the resolution and the supporting information, I just want to point out for the record that based upon the information that we've been provided the average salary for a town clerk is 98,000, almost 99,000. In West Hartford, it's 78,494, which is, I believe, Essie's current salary, so almost \$21,000 difference, and putting some numbers to the percentages. If it's a current salary of 78,494, at 4.2% that's about a \$3300 increase and then for this year in 2016, then 2017, 3% it's an additional almost \$2500 for roughly about a \$6000 combined increase, well below the difference in averages that are set forth in the supporting documents. I too think Essie does a great job and I think she deserves this raise. I'm happy to support it.

President Slifka: Thank you, Mr. Barnes. Ms. Cantor.

Councilor Cantor: I must say that I, it's so nice to hear everybody's, I know this is a, I am sure, I assure you that Essie probably felt very uncomfortable going into tonight just 'cause when people are talking about you it feels very awkward, and it is a very strange dynamic, so we do rely on the town manager to make a more scientific diagnosis of the whole situation and comparative data, and I appreciate all that was done and I appreciate Councilor Kerrigan actually helped to, it was kind of your first thing you did, is to gather some data together and help and so I appreciate that work. But most of all, I appreciate Essie. She is our front door. She is the person that we rely on to keep us functioning, moving forward, organized, and truly able to take care of the town's business, so we really are so grateful for all that you do and we really are very appreciative of all the initiative that you've taken to make your, take your position to a, such a professional level. You are well respected within the whole state and I will say honestly I think you are, everybody looks to you for advice and guidance and I really appreciate all you do and I will, I'll support this with honor.

President Slifka: Thank you. Mr. Williams.

Councilor Williams: Thank you, Mr. Mayor. I will be supporting this as well. I think Essie is very professional, does a great job, and one of the things I appreciate about the efficiency of her office is the fact that it brings revenue into the town. It's one of the sources beyond the property and car tax that I think is beneficial to us and just to dovetail off what Mrs. Cantor said, you know, one of the things I find interesting and sort of a shame is that some of the permits, the licenses that face the town, if the town gets two dollars and the state gets 1500, so, you know, Essie, I would appreciate you using your respect and clout to continue to push that West Hartford gets a greater cut of that, not that the total tax or the license fee goes up, just that West Hartford gets a greater cut, but anyhow, I happily support this. Thank you.

President Slifka: Thank you, Mr. Williams. Mr. Davidoff.

Councilor Davidoff: Thank you, Mr. Mayor. I'll be supporting this resolution this evening. I think we're all aware that the Town Clerk's office touches the lives of every West Hartford citizen in some way or fashion throughout their stay here in West Hartford, whether it be a dog license, a marriage license, a death license, or some type of real estate transaction, and there's nothing more important than having a professional atmosphere to conduct that transaction and to make certain that the documents that you receive from the Town Clerk's office are correct and are in the right location if you're doing a title search or anything else of that nature, and the Town Clerk makes us look good on a daily basis as town councilors as the disseminator of the information we get by email or the minutes or the attachments that we get for zoning hearings, so without receiving that in a timely manner, I think our just—our jobs as town councilors would be much more difficult. And I think when you discuss pay raises, not only do we need to look at how others in the field of town clerks are compensated in our state and our geographic area, but we also need to determine whether or not the personnel in the office are performing their level to meet the expectations of our residents, and I would say that I have never encountered a resident who has said, you should see what's going on in the Town Clerk's office. I don't think they know what they're doing—what's going on there. I never hear that. And I've never encountered something where you're looking for a particular document for some type of a transaction and been unable to find it. And there's always an eagerness and a willingness and a friendliness of doing that, and when someone makes us look good, makes our town look good, that's a reason that someone should receive compensation. Our system doesn't allow for bonuses or stock options or anything of that, but it does allow, as the manager pointed out, two times when the salary can be altered in the term, and I think it's well deserved here this evening and I'm certain that it will be well deserved over the next four years for the next increment, so I'm very encouraged that we're gonna see probably a unanimous vote this evening on this matter and that's quite encouraging. So thank you.

President Slifka: Ms. Kerrigan.

Councilor Kerrigan: I'm compelled to speak. I don't know why. I must be getting giddy. I was collecting the numbers, and the numbers told such a story, and, you know, that Essie works so hard and was not being paid what she should be paid, so I'm just elated that this is going forward. Those of us that are new, Ben and Chris and I recently sat with Essie and not only does she work so hard, but she's working hard to get the money that we should be getting coming in, so it's great having her around. So thanks.

President Slifka: Mr. Wenograd.

Councilor Wenograd: Thank you. As the, it's kinda fun for this to be the, you know, we got to ask a couple questions in the public hearing, but for the first, sort of speech on a vote, the first real vote we're taking, this is fun to be able to do this for a public servant who has really exemplified the best of public service. Essie is just doing a great job, and as I think it was noted before, she is the gateway. She is the gateway to our town. This is how our residents, our businesses first come into contact with what West Hartford has to

offer, and it's just so vitally important that we have the right person there. Technology is changing. There are lots of challenges, and we're very lucky to have somebody there who is ready for those, so this is a vote I'm honored to make, and hopefully we'll be able to keep her for a long time.

President Slifka: Thank you, Mr. Wenograd, and I just want to say, I neglected to mention as Mrs. Cantor did—I'm glad she did—to thank Ms. Kerrigan for the leg work she did in getting the research started and then we got that to our esteemed professor over here to make a final recommendation. But thank you, Beth, for doing that, and Essie, job well done. Thank you. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

#### **ITEM #18: ANNOUNCEMENTS.**

President Slifka: We're up to Announcements, if anyone's still watching, and, well, they're all holiday related, so we'll go quickly. The Mandel JCC is having *Fiddler on the Roof*, well, it was tonight. I hope they enjoyed it, and but it'll be again on Saturday night at 7:30 at the Mandel JCC Zachs campus. You can still catch Gingerbread Day at the Noah Webster House. It's having its ninth annual gingerbread house workshop for teenagers 12 and older. It's tomorrow night, Friday, at 6 o'clock, and for adults, a BYOB workshop on, also on Friday at 8 o'clock. There's also three family fun sessions—I'm guessing not BYOB—on Saturday at 10 a.m., 1 p.m., and 3 p.m. The Playhouse on Park is presenting *Passing Strange*, a Tony award winning soulful rock musical running from now through December 20 and shows are held Wednesday through Sunday each week. The West Hartford's Women's Chorale presents soul of the season. Again, hurry up, get your tickets for tomorrow, Friday, December 11 at 7:30. It is a very special holiday concert and it will take place at Trinity Episcopal Church on Sigourney Street in Hartford. The West Hartford Symphony Orchestra, you have, well, a couple more days to get your tickets. They'll have their holiday concert here at Town Hall on Sunday, December 13 at 3 o'clock p.m. It's a musical celebration of the season including Tchaikovsky's waltz from *Sleeping Beauty*, dances from the *Nutcracker*, and Leroy Anderson's *Sleigh Ride* plus many other seasonal favorites.

I also read—and Essie, you can correct me if I'm wrong—I don't think the symphony has raised its prices in its entire existence, its ticket prices, so that's 14 years or thereabouts, I think, so quite still the bargain. Ballet Theater Company will be presenting *The Nutcracker* December 17, 18, 19, and 20. This'll be performed at the University of Saint Joseph's Hoffman Auditorium and the Thursday performance on the 17 is at 6:30, Friday at 7:30, Saturday at 1 o'clock and 5 o'clock, and Sunday at 1 o'clock and 4:30. And last but certainly not least, the Hartt School Community Division's *The Nutcracker* is December 11 through 13 and then again the 18th through the 20<sup>th</sup>. This will all take place at the University of Hartford on Bloomfield Avenue. This year's production promises magical storytelling and vivid dancing with a newly choreographed second act.

If there are any holiday celebrations I missed, please chime in. Okay. Seeing none...Report from Corporation Counsel, Mr. O'Brien.

**ITEM #19: REPORTS OF CORPORATION COUNSEL.**

Mr. O'Brien: Yes, I have no formal report and no need for executive session; however, with the coming of the new year, I do plan to provide a written report as to pending litigation, which I think is appropriate at this time. So any questions, I'll be happy to answer them.

President Slifka: Thank you. Are there questions at this time for the corporation counsel? Okay. Thank you, Joe. Then we have appointments. Some from Mrs. Cantor and I think at least one from...

**ITEM #20: APPOINTMENTS.**

Councilor Cantor: Okay, reappoint Jonathan Dixon to Board of Assessment Appeals for a term ending 12/31/18. Appoint Mitch Lewis from alternate to member to the Historic District Commission to commence 1/1/16, end date 12/31/20. Appoint Julie Harris as an alternate member to Historic District Commission to commence 1/1/16, end date 12/31/20. I move.

President Slifka: And then Mrs. Hall, add to that.

Councilor Hall: I'd like to add to that motion to appoint Chenchao Lu to Conservation & Environment Commission for a term ending 12/31/2020. Appoint Charles Shimkus to Risk Management Advisory Board to commence on January 1, 2016, and an end date of 12/31/17. He is filling out an appointment from someone who moved. And appoint Amber Kocay as a regular member to the Board of Assessment Appeals to commence on January 1, 2016, and ending on 12/31/2018.

Councilor Davidoff: Second.

President Slifka: Motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

**ITEM #21: EXECUTIVE SESSION.**

President Slifka: Mr. O'Brien has told us there's no need for Executive Session.

**ITEM #30: CONSENT CALENDAR**

**ADOPTED**

**ITEM #9 – RESOLUTION AUTHORIZING EXECUTION OF  
INFRASTRUCTURE IMPROVEMENT EASEMENT AT 451 MOUNTAIN ROAD**

**ITEM #14 – RESOLUTION SETTING TOWN COUNCIL 2016 MEETING  
DATES**

**WHEREAS**, General Statutes §1-225 requires public agencies to adopt an annual schedule of regular meetings by ordinance or resolution; and

**WHEREAS**, Town Council meetings have traditionally been held on the second and fourth Tuesdays of each month, except in July, August and December; and

**WHEREAS**, the Temporary Standing Rules of the Town Council adopted for the 2015-2017 term continue this tradition, but certain meeting dates during the upcoming term will conflict with other important events; and

**WHEREAS**, the second April meeting date in 2016 conflicts with the budget adoption deadline on April 26, 2016; and

**WHEREAS**, the first October meeting date in 2016 conflicts with the observance of Yom Kippur on October 11, 2016; and

**WHEREAS**, the first November meeting date in 2016 conflicts with the Presidential Election on November 8, 2016; and

**NOW, THEREFORE, BE IT RESOLVED** that the regular meetings of the Town Council of West Hartford during the 2015-2017 term shall be held in the Legislative Chamber at 7:30 pm on the dates described in the adopted Temporary Standing Rules of the Town Council except that the following meetings shall be held on the alternate dates set forth herein:

Tuesday, April 26, 2016, meeting has been changed to Monday, April 25, 2016.

Tuesday, October 11, 2016, meeting has been changed to Thursday, October 13, 2016.

Tuesday, November 8, 2016, meeting has been changed to Wednesday, November 9, 2016.

**BE IT FURTHER RESOLVED THAT** the meeting dates are set forth in the schedule attached hereto.

**Town Council Regular Meeting Dates:**

**2016:**

January 12, 2016  
January 26, 2016  
February 9, 2016

February 23, 2016  
March 8, 2016  
March 22, 2016  
April 12, 2016  
April 25, 2016  
May 10, 2016  
May 24, 2016  
June 14, 2016  
June 28, 2016  
July – To be determined  
August – To be determined  
September 13, 2016  
September 27, 2016  
October 13, 2016  
October 25, 2016  
November 9, 2016  
November 22, 2016  
December – To be determined

**ITEM #22 – FROM TOWN PLAN AND ZONING – RE: 451 MOUNTAIN ROAD –  
RECOMMENDING APPROVAL**

**ITEM #23 – FROM DESIGN REVIEW ADVISORY COMMISSION – RE: 27  
PARK ROAD AND 14 RINGGOLD STREET – RECOMMENDING APPROVAL**

**ITEM #24 – FROM CAPITAL REGION COUNCIL OF GOVERNMENTS – RE:  
27 PARK ROAD AND 14 RINGGOLD STREET – FINDING NO APPARENT  
CONFLICT WITH REGIONAL PLANS AND POLICIES OR THE CONCERNS  
OF NEIGHBORING TOWNS**

**ITEM #25 – FROM TOWN PLAN AND ZONING RECENT PLANNING ACTION  
– 975 NORTH MAIN STREET, 110 BEECHWOOD ROAD**

**ITEM #26 – FROM INLAND WETLAND AND WATERCOURSES AGENCY  
RECENT PLANNING ACTION – RE: 29 WINTERSET LAND, 27 PARK ROAD  
AND 14 RINGGOLD STREET**

**ITEM #27 – MINUTES FROM FINANCE AND BUDGET COMMITTEE – 11-10-  
2015**

**ITEM #28 – MINUTES FROM PUBLIC SAFETY COMMITTEE – 11-5-2015**

**ITEM #29 – MINUTES FROM COMMUNITY PLANNING AND PHYSICAL  
SERVICES COMMITTEE – 11-16-15**

President Slifka: So I'd like to entertain a motion to adopt the Consent Calendar.

Councilor Cantor: So moved.

Councilor Davidoff: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, Communications, #31.

**COMMUNICATIONS:**

**ITEM #31: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(d) A REQUEST FROM MICHAEL PALIN ON BEHALF OF TOTAL WINES & MORE SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #6 LOCATED AT 1459 NEW BRITAIN AVENUE. THE REQUEST IS FOR MINOR ARCHITECTURAL MODIFICATIONS TO THE BUILDING FAÇADE.**

(See Attachment D)

**RECEIVED**

Councilor Cantor: Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(d) a request from Michael Palin on behalf of Total Wines & More seeking approval for a revision to Special Development District Plan #6 located at 1459 New Britain Avenue. The request is for minor architectural modifications to the building façade. I move that we receive.

Councilor Davidoff: Second.

President Slifka: Okay, motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Number 32, Mrs. Cantor.

**ITEM #32: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(d) AND (f) A REQUEST FROM JOHN KEMPER, ON BEHALF OF HARVEST WINE & SPIRITS, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #3 (ELMWOOD SHOPPING PLAZA) LOCATED AT 1126-1128 NEW BRITAIN AVENUE. THE REQUEST IS FOR MINOR MODIFICATIONS TO THE BUILDING FAÇADE AND SIGNAGE.**

(See Attachment E)

**RECEIVED**

Councilor Cantor: Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(d) and (f) a request from John Kemper, on behalf of Harvest Wine & Spirits, seeking approval for a revision to Special Development District Plan #3 (Elmwood Shopping Plaza) located at 1126 and 1148 New Britain Avenue. The request is for minor modifications to the building façade and signage. I move that we receive.

Councilor Davidoff: Second.

President Slifka: Okay. Motion is made and seconded. Any discussion? Seeing none, all those in favor?

All: Aye.

President Slifka: Those opposed? The motion carries. We've done 33 and 34. There are no petitions, so I'd like to entertain a motion to adjourn.

**ITEM #36 - ADJOURNMENT**

Councilor Cantor: So moved.

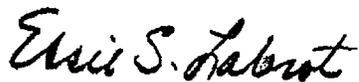
Councilor Davidoff: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Happy holidays everybody.

Meeting adjourned at 10:15 p.m.



---

Essie S. Labrot  
Town Clerk/Council Clerk

/jw

**APPROVED AT JANUARY 12, 2016, TOWN COUNCIL MEETING**

RECEIVED

ITEM NO. 10  
FILE NO. 1273

NOV 25 2015

November 24, 2015

TOWN CLERK/TOWN COUNCIL OFFICE  
West Hartford, CT

**HAND DELIVERED**

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

RE: **Amendment to SDD #41 to Construct a New Entrance Canopy to the Existing Chatfield at West Hartford Independent Living Building, 1 Chatfield Drive, West Hartford, Connecticut**

Dear Mayor and Honorable Members of Town Council:

Application is hereby filed on behalf of Brookdale Senior Living Inc., the owner and operator of Chatfield of West Hartford, and Brookdale Living Communities of Connecticut-WH, Inc., the Owner of 1 Chatfield Drive (together referred to as "Brookdale") to amend the previously approved and previously amended special development district ("SDD") plan for 1 Chatfield Drive ("Premises"), designated as SDD #41. This amendment to SDD #41 is proposed to add a new Entrance Canopy to the existing Chatfield at West Hartford Independent Living building for the current residents and adjust some landscaping and paving as a result of the previous administrative approval eliminating a courtyard and miscellaneous sidewalks.

The new entrance canopy will replace an existing awning structure in front of the existing building that extends from the entry doors over the entrance walkway, but does not provide cover for residents and visitors entering or exiting vehicles. The proposed canopy structure is designed to match the new canopy structure that is currently under construction for the previously approved Assisted Living and Memory Care Building on site. No changes to parking are required for the new canopy structure.

The Landscaping and Sidewalk Adjustments related to the previous administrative amendment approval include the following:

1. Elimination of one (1) parking space in the eastern parking lot to eliminate the need to relocate an existing fire hydrant.
2. Paving of the existing gravel emergency access drive to match the new paved drive.
3. Reduction of Landscaping (36 Shrubs, 158 Perennials and 10 Ornamental Trees) as the result of the previous administrative amendment approval to eliminate a memory care courtyard and miscellaneous sidewalks.

**Compliance with Plan of Conservation and Development:**

The applicants have looked to the planning goals of the West Hartford Plan of Conservation and Development (POCD) for the Corbins Corner area and the Town as a whole. There are no specific recommendations relative to the Premises, but the proposal continues to invest and advance the previously approved amendments to the property. Brookdale's proposal is in harmony with the design standards of the POCD and is not in conflict with any objectives of the POCD.

Proposed Parking and Assessment of Traffic Generation:

Parking will be unaffected by the amended plan and no additional traffic will be created by the proposal since it serves the existing residents on site.

Aesthetics:

The proposed canopy is designed to match the architecture of the canopy for the new Assisted Living and Memory Care Building currently under construction on site and will aesthetically tie together the architecture of the new and the existing buildings upon completion.

Findings:

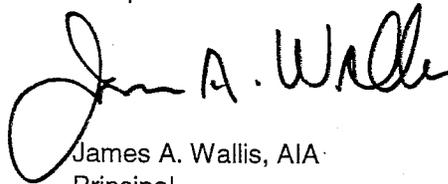
The amendment to SDD #41 to allow construction of a new entrance canopy to the existing Chatfield at West Hartford Independent Living building is deemed appropriate for the following reasons:

1. The proposed plan is in harmony with overall objectives of the Comprehensive Plan compatible with age-restricted residential use currently on the premises.
2. The proposal is an added improvement to the premises and continues the previously approved amendments and investments to the existing building on the property.
3. The proposed plan replaces an existing awning in poor condition and provides a permanent canopy structure and additional cover for Residents entering and exiting vehicles.
4. The proposed plan aesthetically ties together the architecture of the existing building and new Assisted Living and Memory Care Buildings on site.
5. Parking and traffic are unaffected by the proposal.
6. Storm water and sewage systems are not impacted by the proposal.
7. The total density of development in terms of floor space, dwelling units and land coverage, are not greater than permitted in the underlying district in which the premises are located.
8. The proposed plan is in compliance with the goals and objectives of the West Hartford Plan of conservation and Development.

The proposed ordinance and information required pursuant to Section 177-44 of the West Hartford Code are enclosed.

Sincerely,

Perspectus Architecture



James A. Wallis, AIA  
Principal

List of Enclosures to be considered as included in this Application:

- a) Application letter from Owner of Premises;
- b) Description of Premises;
- c) Proposed Ordinance;
- d) Affidavit of Interest;
- e) Description of Proposed Use;
- f) Seven full (7) and twenty (20) reduced sets of plans entitled; "Amendment To Special Development District #41, Brookdale Senior Living Chatfield New Entry Canopy, 1 Chatfield Drive, West Hartford, Connecticut" Dated November 24, 2015, consisting of 13 sheets, C0.0-

A4.1 and the cover sheet, prepared by Milone & MacBroom (engineering) and Perspectus Architecture (architecture);

- g) Application fee of \$805.00 by check made payable to the Town of West Hartford and provided to the Town under separate cover.

(a)

November 24, 2015

Honorable Members, West Hartford Town Council  
Town of West Hartford  
Town Hall  
Town Hall Common  
West Hartford, CT 06107

**RE: Amendment to SDD #41 to Construct a New Entrance Canopy to the Existing Chatfield at West Hartford Independent Living Building, 1 Chatfield Drive, West Hartford, Connecticut**

Dear Mayor and Members of the Town Council:

Brookdale Senior Living, Inc., 111 Westwood Place, Suite 400, Brentwood, Tennessee 37027, owner and operator of Chatfield at West Hartford, and Brookdale Living Communities of Connecticut-WH, Inc., owner of the property at 1 Chatfield Drive, together make application for amendment to Special Development District #41 to allow construction of a new Entrance Canopy to the existing Chatfield at West Hartford Independent Living Building. This letter is provided to indicate this owner's consent to and participation in, the filing and processing of said application in accord with the plans and documents provided with the accompanying application.

Respectfully submitted,

BROOKDALE SENIOR LIVING, Inc., and  
BROOKDALE LIVING COMMUNITIES OF CONNECTICUT -  
WH, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

(b)

### Proposed Description

COMMENCING at a point in the north side of Elmfield Street which point marks the southeasterly corner of land now or formerly of Sears Roebuck & Company and southwesterly corner of the property herein described;

THENCE running along the land now formerly of Sears Roebuck & Company the following courses and distances: N 06°28'47" W, a distance of 125.62 feet to a point; N 00°10'55" W, a distance 330.47 feet to a point on the south side of New Britain Avenue.

THENCE running along the south side of New Britain avenue, the following courses and distances; N 51°11'15" E, a distance of 301.10 feet to CHD MS; along the arc of a curve to the right having a radius of 402.13 feet, a distance of 202.28 feet to a CHD MS; N 79°59'55" E, a distance 236.71 feet to a CHD MS; running along the arc of a curve to the left having a radius of 123.70 feet, a distance 236.71 feet to a point; N 29°38'30" W, a distance of 44.16 feet to CHD MS; running along the arc of a curve to the right having a radius of 2952.00 feet, a distance of 253.79 feet to a point which marks the westerly side of land now formerly of The Hartford Electric Light Company and the northwest corner of the property herein described;

THENCE running along the westerly line of land now or formerly of The Hartford Electric Light Company, the following courses and distances; S 05°18'22" E, a distance 230.45 feet to a point; N 71°24'58" E, a distance 48.39 feet to a point; S 05°18'22" E, a distance Of 79.60 feet to a point in the northwesterly street line of Chatfield Drive;

THENCE running along the northwesterly and westerly street lines of Chatfield Drive, the following courses and distances: S 58°32'30" W, a distance of 53.54 feet to a point; running southwest along the arc of a curve to the left having a radius of 271.70 feet, a distance of 302.77 feet to a point; S 05°18'22" E, a distance of 267.57 feet to a point;

THENCE along the arc of a curve to the right with a radius of 50.00 feet, a distance of 70.83 feet to a point of tangency in the north street line of Elmfield Street;

THENCE S 75°51'50" W, along the north street line of Elmfield Street, a distance of 838.49 feet to the point of beginning.

Enccompassing an area of 13.05 acres, more or less.

(c)

**Proposed Ordinance**

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

BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:

The boundaries and districts shown on the Building Zoning Map entitles "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, Connecticut, be and hereby amended as follows:

Special Development District #41 is amended pursuant to Section 177-44 of the Code of West Hartford, Connecticut, all in accordance with the set of plans entitled "Amendment To Special Development District #41 , Brookdale Senior Living Chatfield Entrance Canopy, 1 Chatfield Drive, West Hartford, Connecticut" dated November 24, 2015, consisting of 13 Sheets, C0.0 thru A-4.1 and the cover sheet, prepared by Milone and MacBroom (engineering) and Perspectus Architecture (architecture), to allow construction of a new Entrance Canopy to the existing Chatfield at West Hartford Independent Living Building and adjust some landscaping and paving as a result of the previous administrative approval eliminating a courtyard and miscellaneous sidewalks, as set forth in the plans filed with this application as those plans may be changed, approved by the West Hartford Town Council and filed on the West Hartford Land Records. The property for which this amendment is proposed is more particularly bounded and described as follows:

COMMENCING at a point in the north side of Elmfield Street which point marks the southeasterly corner of land now or formerly of Sears Roebuck & Company and southwesterly corner of the property herein described;

THENCE running along the land now formerly of Sears Roebuck & Company the following courses and distances: N 06°28'47" W, a distance of 125.62 feet to a point; N 00°10'55" W, a distance 330.47 feet to a point on the south side of New Britain Avenue.

THENCE running along the south side of New Britain avenue, the following courses and distances; N 51°11'15" E, a distance of 301.10 feet to CHD MS; along the arc of a curve to the right having a radius of 402.13 feet, a distance of 202.28 feet to a CHD MS; N 79°59'55" E, a distance 236.71 feet to a CHD MS; running along the arc of a curve to the left having a radius of 123.70 feet, a distance 236.71 feet to a point; N 29°38'30" W, a distance of 44.16 feet to CHD MS; running along the arc of a curve to the right having a radius of 2952.00 feet, a distance of 253.79 feet to a point which marks the westerly side of land now formerly of The Hartford Electric Light Company and the northwest corner of the property herein described;

THENCE running along the westerly line of land now or formerly of The Hartford Electric Light Company, the following courses and distances; S 05°18'22" E, a distance 230.45 feet to a point; N 71°24'58" E, a distance 48.39 feet to a point; S 05°18'22" E, a distance 0f 79.60 feet to a point in the northwesterly street line of Chatfield Drive;

THENCE running along the northwesterly and westerly street lines of Chatfield Drive, the following courses and distances: S 58°32'30" W, a distance of 53.54 feet to a point; running southwest along the arc of a curve to the left having a radius of 271.70 feet, a distance of 302.77 feet to a point; S 05°18'22" E, a distance of 267.57 feet to a point;

THENCE along the arc of a curve to the right with a radius of 50.00 feet, a distance of 70.83 feet to a point of tangency in the north street line of Elmfield Street;

THENCE S 75°51'50" W, along the north street line of Elmfield Street, a distance of 838.49 feet to the point of beginning.

Encompassing an area of 13.05 acres, more or less.

( d )

**Affidavit of Interest**

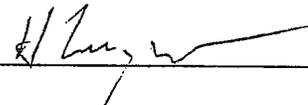
The undersigned being duly sworn hereby deposes and says that to the best of its ability:

The names and addresses of any persons, firms, or corporations having a direct or indirect interest in a personal or financial sense in the request by Brookdale Senior Living Inc., and Brookdale Living Communities of Connecticut-WH, Inc., to amend Special Development District #41, Chatfield at West Hartford, 1 Chatfield Drive, West Hartford, to allow construction of a new Entrance Canopy to the existing Chatfield at West Hartford Independent Living Building on the Chatfield at West Hartford campus, all as set forth in the plans filed with this application, are as follows:

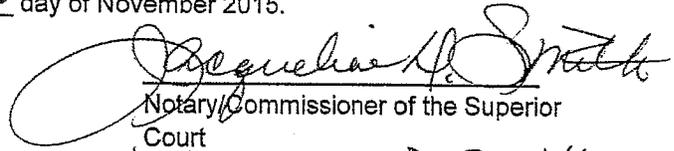
1. Brookdale Senior Living, Inc., owner and operator, with an address of 111 Westwood Place, Suite 400, Brentwood, Tennessee 37027, a publicly held company; and

2. Brookdale Living Communities of Connecticut-WH, Inc., owner of the Premises at 1 Chatfield Drive, West Hartford, c/o Brookdale Senior Living, Inc., owner and operator, 111 Westwood Place, Suite 400, Brentwood, Tennessee 37027, a publicly held company;

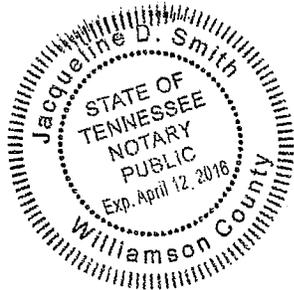
BROOKDALE SENIOR LIVING, Inc.;

By:   
Its

Subscribed and sworn before me this 19<sup>th</sup> day of November 2015.

  
Notary/Commissioner of the Superior  
Court

Jacqueline D. Smith  
My Commission Expires:  
April 12, 2016



( e )

### **Description of Proposed Use**

The Applicant proposes to construct a new entrance canopy to the front of the existing Chatfield at West Hartford Independent Living Building.

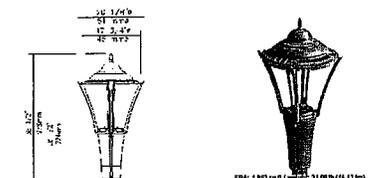
The new canopy will replace an existing fabric awning that extends from the main entry to drop-off driveway curb. The new Canopy will extend over the drop-off driveway providing cover for residents and visitors entering or exiting vehicles. The new canopy will match the architecture of the previously approved canopy for the new Assisted Living and Memory Care building on the campus tying all the buildings together Aesthetically.

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 proposed entrance canopy and traffic will not be increased by its use.









Qty 1 Luminaire MPTTRC-T09W4EQ4K-ES-LED-VOLT-BKTX  
Description of Components:

Fixture: Decorative cast 303 aluminum, mechanically assembled  
Head: Made of die cast A380.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum base tank.

Base: In a round shape with 4 arms and a built-in mechanical ring, this guard is a one piece die cast A303 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the fixture.

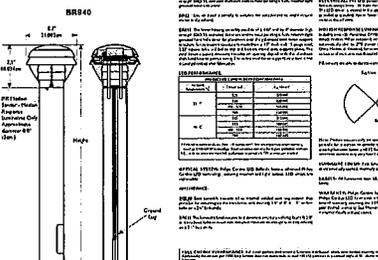
Access-Mechanism: A die cast A380.1 Aluminum alloy 0.100 (2.5mm) minimum thickness technical ring with 1/8\"/>

Light Engine: LED engine composed of 4 main components: LED lamp / Optical System / Heat Sink / Driver  
Electrical components are RoHS compliant. Maximum ambient operating temperature up to 40C(104F) degrees.

Lens: Made of soda lime tempered glass lens, mechanically assembled and sealed onto the ring of the access mechanism.

Lamp: (noted), Lamp type Philips Lumileds Rebel ES Composed of 64 high performance white LEDs, 70w lamp wattage. Color temperature of 4000K from nominal, 10 CRI. Operating lifespan based on LM80 results after which 50% will emit over 70% (L70) of its original lumen output. Use of a metal core board ensures greater heat transfer and longer lifespan of the light engine. The LED circuit board is included with a connector, two connection wires required for ease of replacement.

POLE MOUNTED LIGHT FIXTURE



ROLLARD LIGHT FIXTURE

NOTE: Fixture applied to bollards must be used when using water table. If Pipe Curb will not house any other bollard mounting equipment from factory as no longer applied equipment.

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- SEED ALL DISBURSED AREAS TO LAWN. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
- MAINTENANCE SHALL BEON IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE WITH MAINTENANCE, LIGHTING AND REPLACEMENT OF DIRT. REPLACEMENT OF SOIL ON CEAD PLANTS, RESISTING PLANTS TO PROPER GROWTH OR UPROOT (PLANTS) PROTECTION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- MINI-A SIDE RANGE IS SPECIFIED AT LEAST SIX OF PLANTS PROVIDED SHALL BE OF THE LARGEST SIZE.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

SEED MIXES

RECOMMENDED APPLICATION RATE:  
(25 LBS/ ACRES)

NEW ENGLAND CONSERVATION/SHADE MIX SEED MIX  
Big Bluestem (Andropogon gerardii), Tallgrass (Panicum virginicum), Little Bluestem (Schizanthus spretum), Canada Wild Ryegrass (Elymus canadensis), Fox Sedge (Carex vulpinoidea), Partridge Pea (Chamaecrista fasciata), Trifolium pratense (Trifolium pratense), Perennial Ryegrass (Lolium perenne), Smooth Stalked Fescue (Festuca ovina), Common White Clover (Trifolium repens), Shaw-Two-Field Fescue (Festuca ovina), New England Aster (Aster novae-angliae), Past-Two Aster (Aster umbellatus), Molding Bar-Walrus (Blechnum spicatum).

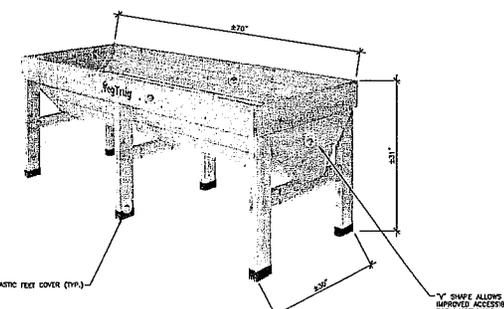
RECOMMENDED APPLICATION RATE:  
(25 LBS/ ACRES)

NEW ENGLAND FERTILIZER CONTROL/RESTORATION SEED MIX  
Upland Bluegrass (Elymus perenne), Greeneye Bluegrass (Elymus hystrix), Big Bluestem (Andropogon gerardii), Fox Sedge (Carex vulpinoidea), Canada Wild Ryegrass (Elymus canadensis), Mistle and Fox (Elymus virginicus), Crested Red Fescue (Festuca rubra), Soft Rush (Anemone patens), Tallgrass (Panicum virginicum), Little Bluestem (Schizanthus spretum), Green Bulrush (Scirpus americanus), New England Aster (Aster novae-angliae), Spotted Joe-Pye Weed (Eupatorium maculatum), Blue Vervain (Verbena hastata).

PLANT LIST

SHADE TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
	15	AC	AC	Acer rubrum 'Red Valley'	Red Valley Red Maple	3"-3.5" CAL	BAR, FULL & DENSE	
	10	AD	AD	Acacia salicifolia 'Majesty'	Majesty Silver Acacia	3"-4" HT.	BAR, FULL & DENSE	
	10	CJ	CJ	Cercocarpus japonicum	Makino Tree	3"-3.5" CAL	BAR, FULL & DENSE	
	11	LI	LI	Lonicera japonica	Loqu. Honeysuckle	3"-3.5" CAL	BAR, FULL & DENSE	
	18	PA	PA	Platanus x acerifolia 'Bloodgood'	London Plane tree	3"-3.5" CAL	BAR, FULL & DENSE	
	8	OP	OP	Opuntia polyacantha	Pink Cholla	3"-3.5" CAL	BAR, FULL & DENSE	
	4	OR	OR	Quercus rubra	Red Oak	3"-3.5" CAL	BAR, FULL & DENSE	
	11	PI	PI	Pinus strobus	White Pine	3"-3.5" CAL	BAR, FULL & DENSE	
	11	LI	LI	Lonicera japonica	Loqu. Honeysuckle	3"-3.5" CAL	BAR, FULL & DENSE	
	7	PI	PI	Pinus strobus	White Pine	3"-3.5" CAL	BAR, FULL & DENSE	
	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
	18	AB	AB	Abies concolor	Concolor Fir	7'-8'	BAR, FULL & DENSE	
	11	PI	PI	Pinus strobus	White Pine	8'-10' HT.	BAR, FULL & DENSE	
	12	PI	PI	Pinus strobus	White Pine	7'-8' HT.	BAR, FULL & DENSE	
	7	PI	PI	Pinus strobus	White Pine	8'-10' HT.	BAR, FULL & DENSE	
	11	LI	LI	Lonicera japonica	Loqu. Honeysuckle	8'-10' HT.	BAR, FULL & DENSE	
		REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		14	AC	AC	Ammelanchier canadensis	Servicetree	2'-4" HT.	BAR, FULL & DENSE, MULTI-STEMMED
		12	BN	BN	Betula nigra 'Heritage'	Heritage River Birch	8'-10' HT.	BAR, FULL & DENSE, MULTI-STEMMED
		6	CB	CB	Cornus rubra 'Yves Falandou'	Upright Spicebush	2.5"-3" CAL	BAR, FULL & DENSE
11		CC	CC	Cercis canadensis	Eastern Redbud	3'-4" HT.	BAR, FULL & DENSE	
12		CF	CF	Cornus x Stolonifera	Hybrid Flowering Dogwood	2'-2.5" CAL	BAR, FULL & DENSE	
7		FR	FR	Forsythia viridissima	Common Yellow-flowered	4'-5" HT.	BAR, FULL & DENSE	
14		FO	FO	Fraxinus americana	Osage Cherry	2.5"-3" CAL	BAR, FULL & DENSE	
4		FR	FR	Fraxinus americana 'Royal Burgundy'	Royal Burgundy Cherry	2.5"-3" CAL	BAR, FULL & DENSE	
2		SP	SP	Sierbia pseudocornuta	Japanese Snowbell	8'-10'	BAR, FULL & DENSE, MULTI-STEMMED	
4	SP	SP	Sierbia japonica	Japanese Snowbell	2.5"-3" CAL	BAR, FULL & DENSE		
	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
	14	AZ	AZ	Ardisia coccinea	Winter Pink Ardisia	3 CAL	FULL & DENSE	
	16	AM	AM	Ardisia coccinea	Winter Pink Ardisia	3 CAL	FULL & DENSE	
	51	BT	BT	Buxus x Saxonica	Green Velvet Boxwood	24"-30" HT.	FULL & DENSE	
	15	CA	CA	Chaenactis glabra	Hummingbird	30"-36" HT.	FULL & DENSE	
	9	CE	CE	Cercis canadensis	Red Top Dogwood	30"-36" HT.	FULL & DENSE	
	4	FO	FO	Forsythia viridissima	Dwarf Yellow-flowered	24"-30" HT.	FULL & DENSE	
	35	HY	HY	Hydrangea paniculata	Upright Hydrangea	3 CAL	FULL & DENSE	
	23	HO	HO	Hydrangea paniculata 'Doree Driscoll'	Snow Queen Upright Hydrangea	3 CAL	FULL & DENSE	
	1	IS	IS	Ilex cornuta 'Schwanen Eichel'	Schwanen Eichel Holly	15 CAL	FULL & DENSE	
	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
	28	IV	IV	Ilex verticillata 'Red Spire'	Red Spire Honeysuckle	24"-30" HT.	FULL & DENSE	
	21	ML	ML	Molinia latifolia	Mountain Laurel	4'-5" HT.	FULL & DENSE	
	3	PH	PH	Physocarpus opulifolius 'Summer Snow'	Summer Snow Flieshack	3 CAL	FULL & DENSE	
	3	RA	RA	Rhododendron 'Jajo'	Agri Rhododendron	6 CAL	FULL & DENSE	
	28	RM	RM	Rhododendron maximum	Rocky Rhododendron	30"-36" HT.	FULL & DENSE	
	18	RP	RP	Rhododendron 'Merrilliam'	Merrilliam Rhododendron	3 CAL	FULL & DENSE	
	17	SC	SC	Sorbus domestica	Common European	3 CAL	FULL & DENSE	
	11	SM	SM	Syringa public 'Miss Kim'	Miss Kim Lilac	3 CAL	FULL & DENSE	
	3	SO	SO	Sorbus domestica 'Miss Maitland'	Miss Maitland European Viburnum	3 CAL	FULL & DENSE	
	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
	10	25	AA	Aspidistra 'Thalysand'	Thalysand Aspidistra	1 CAL	FULL & DENSE	
	35	CK	CK	Composita scutellaria 'Wool'	Feather Reed Grass	2 CAL	FULL & DENSE	
	3	CV	CV	Coronilla x Fall Moon	Fall Moon Coronilla	1 CAL	FULL & DENSE	
	15	12	DA	Dianthus barbatus 'Miss Gold'	Miss Gold Dianthus	1 CAL	FULL & DENSE	
	28	MB	MB	Hemerocallis 'Pandora's Box'	Pandora's Box Daylily	1 CAL	FULL & DENSE	
	21	HR	HR	Hemerocallis 'Raspberry Tint'	Raspberry Tint Daylily	1 CAL	FULL & DENSE	
	103	12	HE	Hemerocallis 'Lionel Lincoln'	Lionel Lincoln Daylily	1 CAL	FULL & DENSE	
	7	HU	HU	Helleborus 'Juno'	Juno Helleborus	1 CAL	FULL & DENSE	
	228	LM	LM	Lilium 'Sun and Substance'	Sun and Substance Lilies	1 CAL	FULL & DENSE	
60	16	OC	Onoclea sensibilis	Common Fern	1 CAL	FULL & DENSE		
0	21	FE	Festuca ovina 'Crescentia'	Feather Grass	1 CAL	FULL & DENSE		
30	RPE	RPE	Rodgersia pinnata 'Elegans'	Rodgers' Flowers	1 CAL	FULL & DENSE		

PREVIOUSLY APPROVED QUANTITIES  
REVISED QUANTITIES PER SDD



RAISED PLANTER

- NOTE:
- RAISED PLANTER TO BE MADE OF NATURALLY RED WOODEN BOARDS AND GATES WITH A PLASTIC FLEE COVER (TYP.)
  - RAISED PLANTER SHALL BE AS SHOWN BY THE DRAWING.
  - CONTRACTOR TO SUPPLY SHOP DRAWINGS.

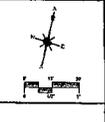
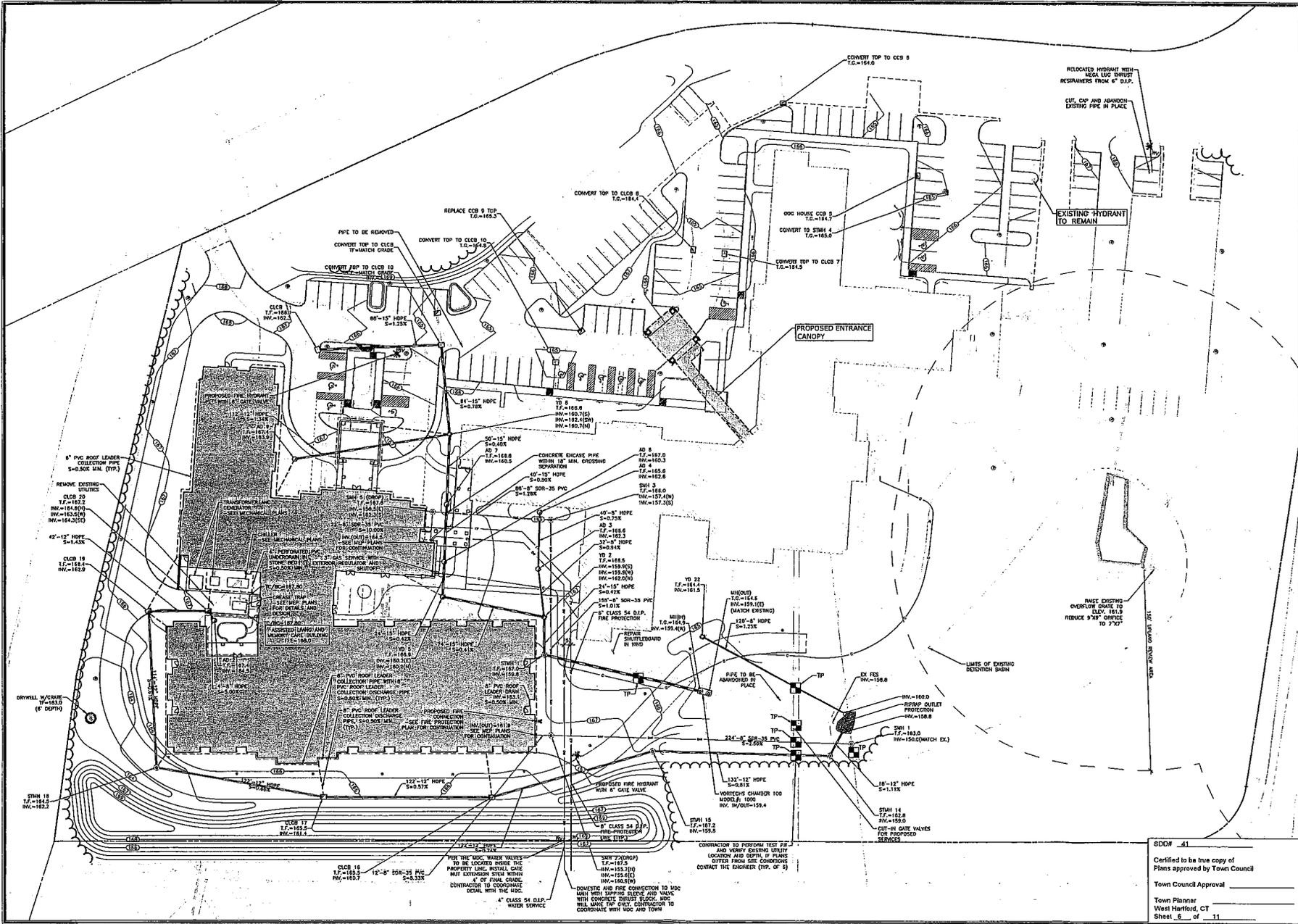
SDW  
Certified to be true copy of Plans approved by Town Council  
Town Council Approval  
Town Planner  
West Hartford, CT  
Sheet 4 of 11

CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.  
MILONE & MACBROOM  
1 CHATFIELD DRIVE  
WEST HARTFORD, CONNECTICUT 06110  
(860) 231-1770 Fax: (860) 231-9733  
www.miloneandmacbroom.com

LANDSCAPING NOTES AND LEGEND  
BROOKDALE SENIOR LIVING  
CHATFIELD OF WEST HARTFORD  
1 CHATFIELD DRIVE  
WEST HARTFORD, CONNECTICUT

MTD DATED: \_\_\_\_\_ MTD DATED: \_\_\_\_\_ DVD DATED: \_\_\_\_\_  
SCALE: N.T.S.  
NOVEMBER 24, 2015  
PROJECT NO: 4782-02  
C2.2





CONTRACTOR: MALONE & MACBROOM  
 1000 WEST HARTFORD AVENUE  
 WEST HARTFORD, CT 06110  
 (860) 234-1772 FAX (860) 272-9733  
 www.maloney-macbroom.com

DESCRIPTION	DATE	BY

**SITE PLAN - UTILITIES**  
 BROOKDALE SENIOR LIVING  
 CHATFIELD OF WEST HARTFORD  
 1 CHATFIELD DRIVE  
 WEST HARTFORD, CONNECTICUT

PKG	PKG	TD

DATE: NOVEMBER 24, 2015

SDW# 41  
 Certified to be true copy of Plans approved by Town Council  
 Town Council Approval  
 Town Planner  
 West Hartford, CT  
 Sheet 5 of 11

**C3.1**

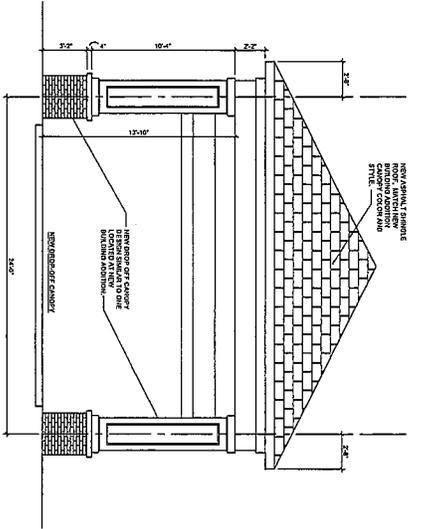




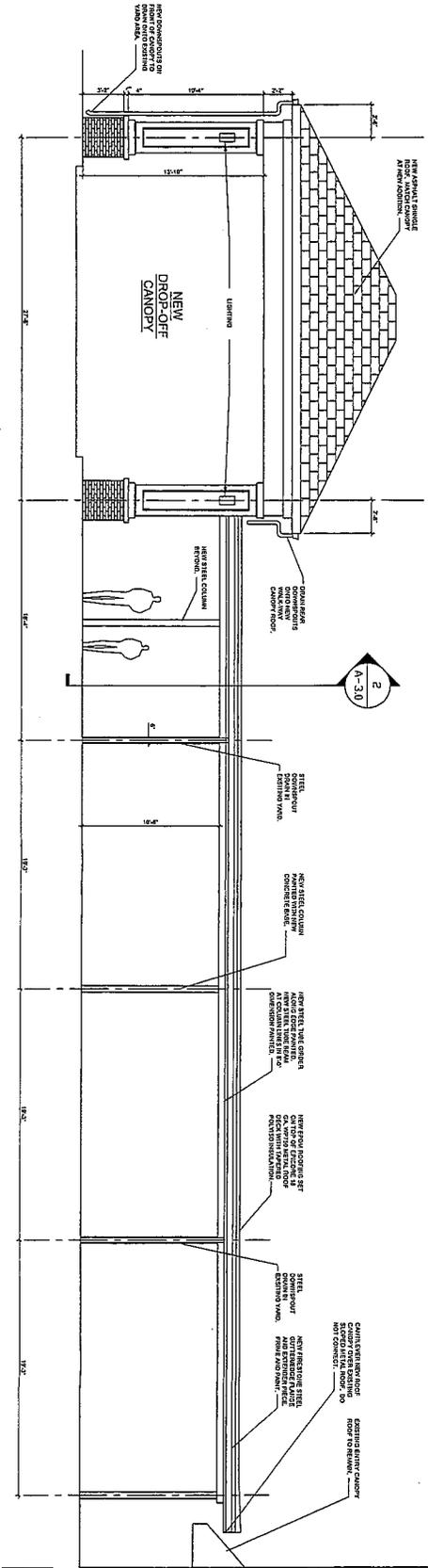


**Perspectus**  
 1312 Shaker Square  
 Suite 204  
 P.O. Box 4472  
 West Hartford, CT 06110  
 P: 860.234.2333  
 F: 860.234.2333  
 www.perspectus.com

- GENERAL NOTES:**
1. Refer to Bid Set for related specifications.
  2. Refer to Bid Set for related construction notes, materials, details for the Drop-Off.
  3. See the attached Structural Drawings for structural information relating to the new structures at the existing building for this Addition Drop-Off Canopy and Walk-Way.
  4. Addition Drop-Off Canopy and Walk-Way to match lighting at the new building.
  5. Coordinate with other.



2) CHATFIELD EXISTING I.L. NEW ENTRY CANOPY NORTHWEST ELEVATION  
 1/4"=1'-0"



1) CHATFIELD EXISTING I.L. NEW ENTRY CANOPY SOUTHWEST ELEVATION  
 1/4"=1'-0"

**NEW ENTRANCE CANOPY TO  
 CHATFIELD AT WEST HARTFORD**  
 One Chatfield Drive  
 West Hartford, CT 06110

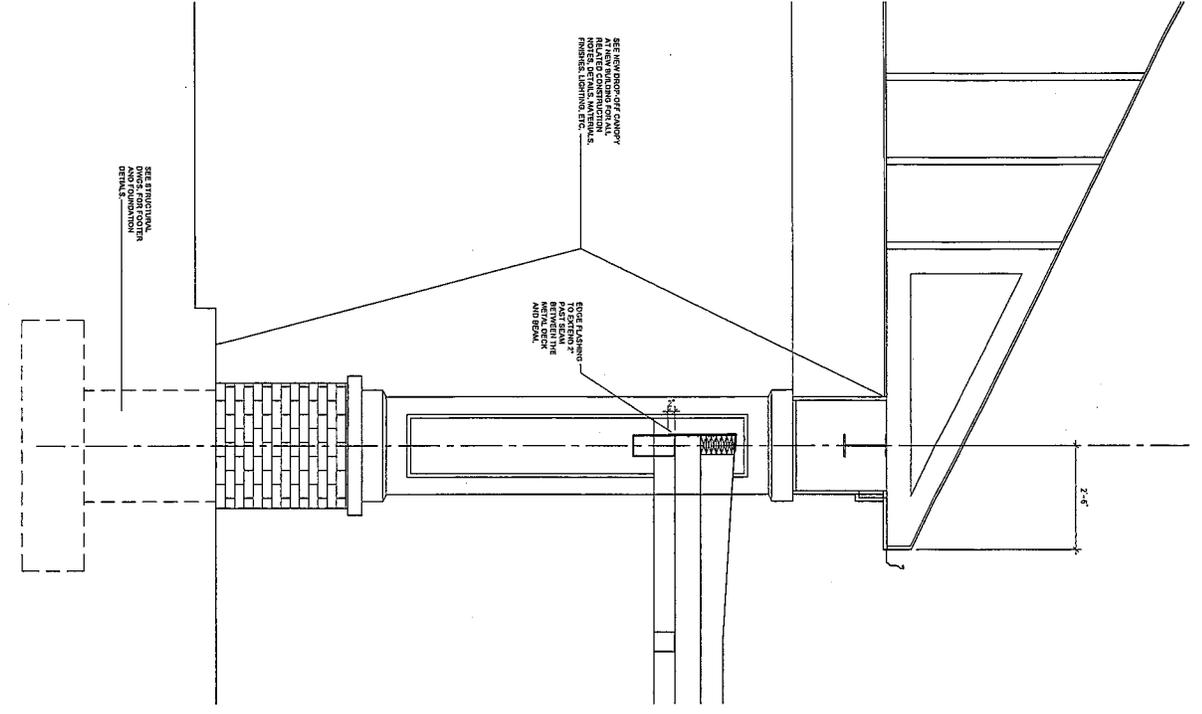
ISSUE	DATE
Issued with Bid Package 2	11.11.14
Addressed No. 3	11.11.14
Addressed No. 4	11.11.14
Addressed No. 5	11.24.15

PROJECT NUMBER: 14.1  
 DRAWN BY: JAW  
 CHECKED BY: JAW  
 Exterior Elevations

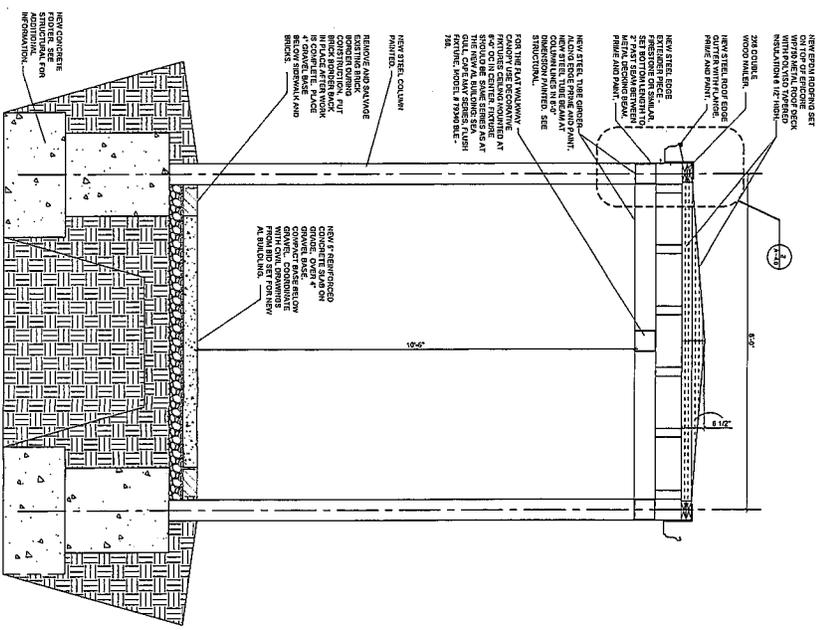
A-3.0



- GENERAL NOTES:**
1. Refer to Bid Set for raised specifications.
  2. See specifications for materials, materials, details for the Drop-Off Canopy structure.
  3. See specifications for materials, details for the Drop-Off Canopy structure.
  4. Lighting at Drop-Off Canopy and Walk-Way.
  5. Coordinate work with Owners.



2 CHATFIELD EXISTING I.L. NEW ENTRY CANOPY SECTION  
 3/4"=1'-0"



1 CHATFIELD EXISTING I.L. NEW ENTRY CANOPY SECTION  
 3/4"=1'-0"

**NEW ENTRANCE CANOPY TO  
 CHATFIELD AT WEST HARTFORD**  
 One Chatfield Drive  
 West Hartford, CT 06110

DATE	REVISION
11/14/14	ISSUED FOR PERMITTING
11/14/14	ISSUED FOR PERMITTING
11/24/15	AMENDMENT TO SET OF 41

PROJECT NUMBER: 14-8  
 DRAWN BY: ANNA  
 CHECKED BY: AMY  
 Cross Sections

A-4.1

Attachment B

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

RECEIVED

ITEM NO. 11  
FILE NO. 971

Robin Messier Pearson  
rpearson@alterpearson.com

NOV 24 2015

TOWN CLERK/TOWN COUNCIL OFFICE  
West Hartford, CT

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

November 24, 2015

860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

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

RE:

**Application of Steele Road, LLC to Amend Special Development District #139 at 243 Steele Road to Increase the Number of Units from 150 to 160.**

Dear Mayor Slifka and Honorable Members of the Town Council:

Application is hereby filed on behalf of Steele Road, LLC ("Applicant"), the owner of 243 Steele Road located within and comprising the area of Special Development District #139 ("SDD #139"). The Applicant proposes to amend SDD #139 to increase the number of units from 150 to 160 by dividing in half five of the existing two-bedroom units in Buildings #3 and 4, ten units in total, to create twenty one-bedroom units. Buildings #3 and 4 are located to the rear of the complex, far from Steele Road. Associated changes to the exterior of those buildings are also proposed but there will be no increase in the size or height of those buildings, and no change to the existing site plan. The amendment is requested to balance the mix of unit types to predominantly one bedroom units which are proving to be more desirable, particularly to young professionals and seniors considering a future transition to McCauley.

The resultant parking, open space and lot area per unit provided will still exceed the requirements of the Zoning Code. No changes are proposed to the Conditions of Approval for SDD #139, a copy of which Conditions and original approval are attached as Enclosure (i). These documents are incorporated as part of this application, along with the information contained in Enclosures (a) through (i) noted below ("Application").

In conformance with Zoning Code § 177-44C(2)(f), please accept this Application and schedule it for a public hearing at your earliest convenience.

**OVERVIEW:**

The Town Council approved the 243 Steele Road 150 unit multifamily complex on August 26, 2014 as SDD #139. As approved, the development comprises seven buildings including a clubhouse with pool and patio area, establishing its own extensively landscaped residential community in this mixed use neighborhood. An administrative amendment for minor architectural and landscaping modifications was subsequently approved in March 2015.

West Hartford Town Council  
243 Steele Road  
Amendment to SDD #139  
November 24, 2015

During the initial application review process in 2014, the Applicant committed to a number of significant on and off-site improvements to address concerns of area residents. Most of those improvements have already been made.

The traffic signal at the corner of Steele Road and Asylum has been modified to provide a four-way stop for persons accessing Elizabeth Park. The landscape berm on the southern boundary of the site has been constructed and planted. Installation of the hammerhead at the east end of Stratford Road and the Belgian block median in Steele Road is complete. Temporary on-site parking spaces for the School of Young Children have been in place since the inception of the school year, to be exchanged for permanent spaces by next fall. The Applicant continues to work with abutting property owners to design the most efficacious landscaping buffer for their properties, as construction proceeds.

#### **TRAFFIC AND PARKING CONSIDERATIONS:**

The addition of ten units will have a minimal impact on traffic generation. Per the analysis of Mark Vertucci, consulting traffic engineer with Fuss & O'Neill, the proposed change can be expected to generate 5 new trips during the am peak hour and 6 during the afternoon peak hour. As explained in his attached report, Enclosure (f), this equates to an average of only one new vehicle trip every 10 to 12 minutes during peak traffic periods. He further reports that there will be no change in the Level of Service of any intersection studied, and there will be no noticeable impact on queue lengths. Finally, the proposed parking-space-to-unit ratio will be 1.71, still above the parking standard of 1.5 spaces per units required by §177-32.I.(1) of the Zoning Code. The ratio is 1.82 under the current approval for 150 units.

#### **OUTREACH EFFORTS :**

Neighborhood outreach efforts have commenced and are being led by Chuck Coursey. Neighbors will be invited to two open house meetings in early December for an update on development progress, to hear and respond to any concerns, and to discuss the proposed changes. As previously, many neighbors will also be contacted directly on a one-on-one basis. A formal report on this outreach effort will be provided to the Town Council prior to the scheduled public hearing on this Application.

West Hartford Town Council  
243 Steele Road  
Amendment to SDD #139  
November 24, 2015

**FINDINGS:**

The requested amendment to SDD #139 to increase by ten the number of units, is deemed appropriate for the following reasons:

1. The proposed changes are in harmony with the overall objectives of the Comprehensive Plan and with the approved plan for SDD #139 as they will support the continued use of the site for a multifamily use well within the allowed density of the underlying RM-MS district without overburdening the site, will remain compatible with the other multifamily residential uses within the adjacent Mercy Community, and will make no changes to the approved site landscaping and buffering for single family neighbors. In keeping with the Comprehensive Plan, the proposal clearly results in the continued orderly and beneficial development of the site with no discernible impacts that would be deleterious to area properties;
2. Because of the extra scrutiny imposed on the changes proposed to the exterior of Buildings #3 and 4, the amended special development district will continue to be superior in its design to a zoning approval possible under the regular standards of the Town's Zoning Code;
3. Because there will be no change to the size and height of the two buildings for which the increase in units are proposed, and no change to any of the site improvements, the changes to Buildings #3 and 4 will clearly remain in harmony with the other existing structures within SDD #139 and with adjacent developments. There will be no deleterious change in the character of the area as a result of the proposed amendments. There is no reason to believe that they will be detrimental to the status quo or to the permitted development of adjacent residential properties, especially as the two affected buildings are located at the back of the complex, far from the public's view; and finally,
4. The total density of development in terms of floor area and land coverage will not change from that already approved and will remain less than the density permitted in the underlying RM-MS district in which the site is located.

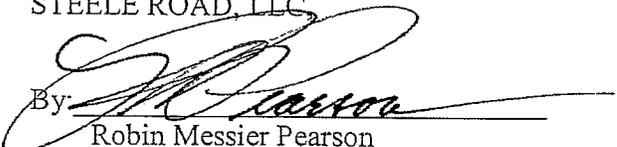
The Proposed Ordinance, application fee and information required pursuant to Section 177-44 of the Zoning Ordinance, are enclosed.

ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

West Hartford Town Council  
243 Steele Road  
Amendment to SDD #139  
November 24, 2015

Respectfully submitted,

STEELE ROAD, LLC

By: 

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

List of Enclosures:

- (a) Description of Premises (SDD #139);
- (b) Proposed Ordinance;
- (c) Affidavit of Interest;
- (d) Description of Proposed Uses;
- (e) Letter from Scott W. Jellison, PE, Chief Operating Officer, The Metropolitan District, dated June 5, 2014, confirming that there is water and sewer service capacity to serve a 200 unit development which capacity confirmation is valid until at least June 5, 2016; Letter from the Director of the West Hartford Bloomfield Health District dated June 9, 2014, attesting to sewer line capacity for 200 residential apartments, pursuant to Zoning Code Section 177-44.C.(1)(e);
- (f) Traffic Impact Statement, 243 Steele Road Residential Unit Increase, dated November 23, 2015, prepared by Fuss & O'Neill, Mark G. Vertucci, PE, PTOE;
- (g) Plans entitled: "Amendment to SDD #139-R1-15 243 Steele Road, West Hartford, Connecticut Approved: March 24, 2014 Revised: November 10, 2015 (Amendment to SDD #139-R1-15) Prepared For: Steele Road, LLC c/o Metro Realty Group, LTD 6 Executive Drive Suite 100 Farmington, CT 06032" consisting of nine (9) sheets including the title sheet (3 full-sized and 21 reduced plan sets);
- (h) Application fee by check in the amount of \$ 760.00 made payable to the Town of West Hartford; and
- (i) August 28, 2014 Town Council letter of approval with conditions for SDD #139.

(a)

**Description of Premises**

A certain parcel of land 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 monument on the westerly street line of Steele Road at the division line between land now or formerly of Regan Stein and the parcel herein described;

thence running North  $87^{\circ}-34'-38''$  West 887.00 feet along land now or formerly of Regan Stein, land now or formerly of Peter Leonidas and Lori Leonidas, land now or formerly of Ronald J. Fishman and Kathleen P. Fishman, land now or formerly of Laury J. Currier, land now or formerly of Mohammad Farooq Dada and Lubana Dada, land now or formerly of Stuart M. Shoflick and Deborah L. Shoflick, land now or formerly of Clarisse Tulchinsky and land now or formerly of St. Joseph College, each in part, to an iron pin;

thence running North  $02^{\circ}-04'-07''$  East 685.03 feet along land now or formerly of St. Joseph College to a point;

thence running South  $87^{\circ}-55'-53''$  East 211.98 feet to an iron pin, thence turning and running North  $02^{\circ}-04'-07''$  East 100.00 feet to a point, thence turning and running South  $87^{\circ}-55'-53''$  East 675.00 feet, all along land now or formerly of Sisters of Mercy of Connecticut, Incorporated, to a point;

thence running South  $02^{\circ}-04'-07''$  West 790.51 feet along the westerly street line of Steele Road to the point of beginning.

Being more particularly bounded and described on a map entitled: "Property Survey, Mercyknoll Property, 243 Steele Road, West Hartford, Connecticut," Dated: January 6, 2014, Scale: 1"=40' and Prepared by: Milone & MacBroom, Inc.

(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, are hereby amended as follows:

Special Development District # 139 located at 243 Steele Road West Hartford, Connecticut ("Premises"), is hereby amended to increase the number of units from 150 to 160 by dividing five of the existing two-bedroom units in Buildings #3 and 4 to create twenty one-bedroom units and make associated changes to the exterior of those buildings, in accordance with plans entitled: "Amendment to SDD #139-R1-15 243 Steele Road, West Hartford, Connecticut Approved: March 24, 2014 Revised: November 10, 2015 (Amendment to SDD #139-R1-15) Prepared For: Steele Road, LLC c/o Metro Realty Group, LTD 6 Executive Drive Suite 100 Farmington, CT 06032" consisting of nine (9) sheets including the title sheet, as they may be amended and approved by the West Hartford Town Council and filed on the West Hartford Land Records, all as effects the land as described below:

A certain parcel of land 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 monument on the westerly street line of Steele Road at the division line between land now or formerly of Regan Stein and the parcel herein described;

Thence running North 87°-34'-38" West 887.00 feet along land now or formerly of Regan Stein, land now or formerly of Peter Leonidas and Lori Leonidas, land now or formerly of Ronald J. Fishman and Kathleen P. Fishman, land now or formerly of Laury J. Currier, land now or formerly of Mohammad Farooq Dada and Lubana Dada, land now or formerly of Stuart M. Shoflick and Deborah L. Shoflick, land now or formerly of Clarisse Tulchinsky and land now or formerly of St. Joseph College, each in part, to an iron pin;

Thence running North 02°-04'-07" East 685.03 feet along land now or formerly of St. Joseph College to a point;

Thence running South 87°-55'-53" East 211.98 feet to an iron pin, thence turning and running North 02°-04'-07" East 100.00 feet to a point, thence turning and running South 87°-55'-53" East 675.00 feet, all along land now or formerly of Sisters of Mercy of Connecticut, Incorporated, to a point;

Thence running South 02°-04'-07" West 790.51 feet along the westerly street line of Steele Road to the point of beginning.

Being more particularly bounded and described on a map entitled: "Property Survey, Mercyknoll Property, 243 Steele Road, West Hartford, Connecticut," Dated: January 6, 2014, Scale: 1"=40' and Prepared by: Milone & MacBroom, Inc.

(c)

**AFFIDAVIT OF INTEREST**

The undersigned, being duly sworn, hereby deposes and says:

The names and addresses of any person, firm or corporation having a direct or indirect interest in a personal or financial sense in the application by Steele Road, LLC to amend Special Development District #139-R1-15 located at 243 Steele Road ("SDD #139") to increase the number of units from 150 to 160 associated revisions to certain building elevations but no changes to the approved site plan or size of the buildings, are as follows:

1. Steele Road, LLC, as owner of 243 Steele Road, West Hartford, Connecticut. Steele Road, LLC is a Connecticut limited liability company with a mailing address of c/o The Metro Realty Group, LTD, 6 Executive Dr., Farmington, CT 06032. The manager of Steele Road, LLC is Farm Glen Management, L.L.C. Farm Glen Management, L.L.C. is a Connecticut limited liability company with a mailing address of 6 Executive Drive, Farmington, CT 06032. The member of Farm Glen Management, L.L.C. is Geoffrey W. Sager.
2. The Metro Realty Group, LTD., as developer and operator of the proposed multifamily development, has a mailing address of 6 Executive Drive, Farmington, CT 06032. Geoffrey W. Sager is President and Treasurer, and Peter R. Dunn is Secretary, both with a business address as noted above;
3. Mercyknoll Incorporated, as adjacent owner within SDD #33 with access rights over a portion of SDD #139. Mercyknoll Incorporated is a Connecticut non-stock corporation the President and CEO of which is William J. Fiocchetta with a business address of 2021 Albany Avenue, West Hartford, CT 06117. Other officers at the same business address are Steven D. Beaulieu, Treasurer, and Maureen Reardon, RSM, Vice President.
4. Sisters of Mercy of the Americas Northeast Community, Inc., as owner of 253-275 Steele Road, West Hartford, Connecticut located within SDD #33, and upon which is situated the McAuley complex for which access rights over a portion of SDD #139 have been provided. The names and addresses of the officers are Jacqueline Marie Kieslich, RSM, President, Maureen Mitchell, RSM, Vice President, and Patricia Moriarty, RSM, Treasurer, all with a business address of 15 Highland View Road, Cumberland, RI 02864.
5. McAuley Center, Incorporated, as lessee of 253 Steele Road, is a Connecticut non-stock corporation, for which access rights over a portion of SDD #139 have been made available. McAuley Center, Incorporated has a mailing address of 275 Steele Road, West Hartford, CT 06117. The names and addresses of the officers of McAuley Center, Incorporated are William J. Fiocchetta, President, Steven Beaulieu, Treasurer, and Maureen Reardon, RSM, Vice President, all with a business address of 2021 Albany Avenue, West Hartford, CT 06117.

6. Saint Mary Home Incorporated and/or Saint Mary Home II, Incorporated, as owner and operator of property at 2021 Albany Avenue, West Hartford, for which certain access for St. Mary Home over a portion of SDD #139 has been provided. The names and addresses of the officers of Saint Mary Home Incorporated and/or Saint Mary Home II, Incorporated are William Fiocchetta, President, Maureen Reardon, RSM, Vice President, and Steven D. Beaulieu, Secretary/Treasurer, all with a business address of 2021 Albany Avenue, West Hartford, CT 06117.
7. University of Saint Joseph School for Young Children for which twenty-four parking spaces have been provided within SDD #139 for use by the staff and faculty of the neighboring school pursuant to Condition 8 of the SDD approval.

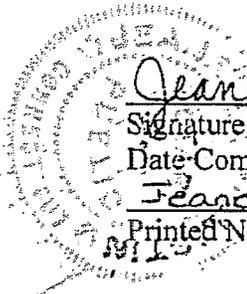
This information is provided to the best of my knowledge based on public information derived in part from the records of the Secretary of the State of Connecticut, and Town of West Hartford Records, upon which I have relied for the accuracy of the information provided in this affidavit.

Further your affiant sayeth not.



Geoffrey W. Sager, duly authorized  
 Member of Farm Glen Management,  
 L.L.C., Manager of Steele Road, LLC  
 (the Applicant)

Subscribed and sworn to before me this \_\_\_\_<sup>th</sup> day of November, 2015.



Jeanette Dillistin

Signature of Notary Public

Date Commission Expires: 1-31-2020

Jeanette Dillistin

Printed Name of Notary Public

(d)

**DESCRIPTION OF PROPOSED USES**

This application seeks to amend Special Development District #139 located at 243 Steele Road, West Hartford, Connecticut ("SDD #139") to increase the number of units from 150 to 160 by dividing in half five of the existing two-bedroom units in Buildings #3 and 4, ten units in total, to create twenty one-bedroom units. Buildings #3 and 4 are located to the rear of the complex, far from Steele Road. Associated changes to the exterior of those buildings are also proposed but there will be no increase in the size or height of those buildings, and no change to the existing site plan. The multifamily use at the proposed density is allowed pursuant to the existing RM-MS underlying zone classification.

No unusual 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 residential complex with the additional ten units. There will be no increase in the number of bedrooms and it is anticipated that the intensity of use will be virtually the same as approved with the adoption of SDD #139.

(e)



June 5, 2014

Thomas J. Daly, P.E.  
Milone & MacBroom, Inc.  
99 Reality Drive  
Cheshire, CT 06410

Re: 243 Steele Road, West Hartford  
Availability and Capacity Analysis

Dear Mr. Daly:

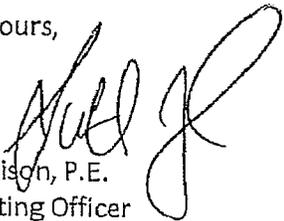
The Metropolitan District ("District") has completed a revised availability and capacity analysis of our water distribution system and sanitary sewer collection system for the proposed 12 one-bedroom studios, 92 one-bedroom units, 96 two-bedroom units, and clubhouse included in the 243 Steele Road, West Hartford development. Based upon the development detailed in your letters dated December 19, 2013 and April 14, 2014, and e-mail of May 16, 2014, specifying estimated domestic water/sewer generation of 26,000 gpd and the fire flow of 165 gpm, we have determined that there is sufficient capacity in our water distribution system and sanitary sewer collection system for the planned development.

The fire flow evaluation was conducted under the assumption that no other fire event is occurring simultaneously and our water distribution system is operating under normal conditions (i.e. no significant water main breaks or failure within the District's water distribution system). Note that per standard District policy, due to possible breaks in the area or other equipment failure, the District cannot guarantee flow for fire protection. Please note that the District does not review or approve the design calculations for the on-site fire protection system, including demand allocations. You will be responsible to design any new connections and piping within your facility to convey the required fire flow per the Fire Marshal.

This letter provides a determination of capacity at this point in time. If there is a delay in application for the Developer's Permit Agreement (DPA) or connection permits from MDC Utility Services in excess of two years from the date of this letter, further evaluation and review may be needed. If we can be of any further assistance please let me know.

THE METROPOLITAN DISTRICT

Very Truly Yours,

  
Scott W. Jellison, P.E.  
Chief Operating Officer

555 Main Street Post Office Box 800 Hartford, Connecticut 06142-0800 telephone: 860-278-7850 fax: 860-251-7287

An Affirmative Action and Equal Opportunity Employer

WHBHHD



June 9, 2014

Thomas J. Daly, P.E  
Senior Project Engineer  
Milone and MacBroom  
99 Realty Drive  
Cheshire, CT 06410

**Re: Sewage Disposal Adequacy  
243 Steele Road  
West Hartford, CT**

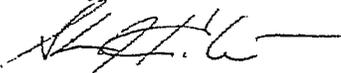
Dear Mr. Daly,

The sanitary sewer line that services the above-referenced property appears adequate under normal conditions to accept the peak flow expected to result from the proposed application use of this property described in your May 7, 2014 correspondence to this office.

It is our understanding the application proposes the demolition of the existing structure on the site and propose the new construction of 200 residential apartments with an estimated sewage generation of 26,000 gallons per day. Specifically the proposed 200 residential unit will include 96 two-bedroom units, 92 one-bedroom units and 12 studio units.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter as our statement of adequacy under Section 177-44. C.(1)(e) of the Code of the Town of West Hartford.

Sincerely,

  
Steven J. Huleatt, MPH, RS  
Director of Health

Cc: Todd Dumais  
Catherine Dorau  
Patrick Alair

West Hartford-Bloomfield Health District  
580 Cottage Grove Road, Suite 100, Bloomfield, CT 06002  
(860) 561-7900 • Fax: (860) 561-7918

p.c. Susan Negrelli, MDC  
Michael Curley, MDC  
Jennifer Ottalagana, MDC  
Jim Eschert, MDC  
Dianna-Jo Lessard, MDC



# FUSS & O'NEILL

(f)

November 23, 2015

Todd Dumais  
Planning & Zoning Division  
Town of West Hartford  
50 South Main Street, Room 214  
West Hartford, CT 06107

Re: Traffic Impact Statement  
243 Steele Road Residential Unit Increase  
Fuss & O'Neill Reference No. 20072060.T30

Dear Mr. Dumais:

Fuss & O'Neill prepared a Traffic Impact Study in April 2014 and subsequent addendums to assess the potential traffic impacts of the residential development currently under construction at 243 Steele Road. This study, initially prepared for 200 units, concluded that the development would have no significant impact to traffic operations on the adjacent roadway network. A 150 unit development was ultimately approved by the West Hartford Town Council on August 28, 2014 and the Office of the State of Traffic Administration (OSTA) on November 7, 2014. Currently, we are assisting the development team on an analysis of the traffic impact for the proposed addition of 10 apartment units to the previously approved development. The proposed modification would convert some previously proposed two-bedroom unit space to one-bedroom units, resulting in an increase in total development size to 160 units.

The approved 150 unit site was estimated to generate approximately 77 new trips (15 entering, 62 exiting) during the morning peak hour of traffic and 93 new trips (60 entering, 33 exiting) during the afternoon peak hour. The proposed additional 10 units would generate approximately 5 new trips (1 entering, 4 exiting) during the morning peak hour and 6 new trips (4 entering, 2 exiting) during the afternoon peak hour.

The increase of 5 new trips during the morning peak hour and 6 new trips during the afternoon peak hour equates to only one new vehicle trip every 10 to 12 minutes on average during the peak hours and will not have any noticeable impact to traffic operations in the vicinity of the site. There will be no change to the Level of Service of any intersection in the study area and no noticeable impact to queue lengths.

Should you have any questions regarding this analysis or require additional information, please contact me at 860-646-2469 (Ext 5381) or at [mvertucci@fando.com](mailto:mvertucci@fando.com) should you have any questions or require additional information.

Sincerely,

Mark G. Vertucci, PE, PTOE  
Associate

146 Hartford Road  
Manchester, CT  
06040  
t 860.646.2469  
800.286.2469  
f 860.533.5143

[www.fando.com](http://www.fando.com)

Connecticut  
Massachusetts  
Rhode Island  
South Carolina

TOWN COUNCIL

(i)

August 28, 2014

Attorney Robin Messier Pearson  
Alter & Pearson, LLC  
701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

Dear Attorney Pearson:

The Town Council at its meeting held on August 26, 2014 approved with the attached conditions the application on behalf of Steele Road, LLC, the contract purchaser under an agreement with Mercyknoll Incorporated, owner of 243 Steele Road, to amend Special Development district #33 (243, 253-275 Steele Road and 2021 Albany Avenue) to separate 243 Steele Road from SDD #33, to demolish the vacant Mercyknoll structure, and to construct a 150-unit multifamily apartment complex with pool and clubhouse at 243 Steele Road within a new SDD #139.

Sincerely,



Essie S. Labrot  
Town Clerk/Council Clerk

Attach: Conditions of Approval

cc: Kevin M. Ahern, Chairman, Town Plan and Zoning Commission  
Todd Dumais, Town Planner  
Jeffrey A. Gebrian, Design Review Advisory Committee  
Mark McGovern, Director of Community Services  
Joseph O'Brien, Corporation Counsel  
Peter Privitera, Director of Financial Services  
Ron Van Winkle, Town Manager



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7445 FAX: (860) 561-7438  
[www.west-hartford.org](http://www.west-hartford.org)

Printed on Recycled Paper

**SDD # 139  
243 Steele Road  
Conditions of Approval**

**1. Approval of Application**

The application is hereby approved, subject, however, to the "Conditions of Approval" set forth below.

**2. Conditions of Approval**

**A. Official Plans**

Implicit in the approval of the Special Development District is the condition that the premises shall be used only in accordance with the official application materials, plans and associated exhibits related to the application as supplemented or modified by any amended plans and documents or representations submitted during the public hearing process. Any other use shall require the express approval of the Town Council in accordance with the Zoning Ordinances of the Town of West Hartford.

**B. Premises Contact**

The Applicant shall provide the Town Planner, from time to time, as necessary, with the name (or title) of a person and a telephone number where that person can be reached or where messages for that person may be left, to act as a liaison between the Town and the Applicant. The identity of the party and the telephone number may be changed from time to time by notice to the Town Planner. If different individuals should be contacted regarding different aspects of operations within the area of the Special Development District, multiple contact people should be designated as necessary. This information shall also be provided to any adjoining property owner requesting same.

**C. Solid Waste-Operational Condition**

Solid waste collection shall be the responsibility of the property owner/manager.

Solid waste collection within the Special Development District shall be permitted between 8:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays. Waste collection shall not be permitted on Sundays.

**D. Special Site Use or Operational Requirements**

1. Snow Removal

The maintenance plan referred to in Condition D(3) shall contain provisions dealing with snow removal. Specifically, the snow removal plan shall call for the removal from required off-street parking areas, and fire lanes of all snow deposits greater than four (4) inches in depth. Accumulated snow shall be removed from the site or stored on-site in a designated snow storage area where such storage will not encroach into or damage required landscaped areas or parking spaces.

2. Property Maintenance-Sweeping

Motorized sweeping equipment may be used only between 8:00 a.m. and 6:00 p.m. on Mondays through Fridays and between 9:00 a.m. and 5:00 p.m. on Saturdays. Motorized sweeping equipment shall not be permitted on Sundays.

3. Maintenance Plan

The Applicant shall, prior to the filing of the Special Development District on the Land Records, submit for review and approval by the Town Manager or his designee, a yearly maintenance plan for the Special Development District. Said plan shall designate the individuals responsible for establishing maintenance objectives and an ongoing schedule of maintenance activities to ensure the aesthetic quality and cleanliness of the site. The maintenance plan shall include, but not be limited to, a timetable for all required installation and maintenance activities with respect to plantings, landscaping and screening; access driveways, parking area; curbing, sidewalks and berms; lighting; signage, storage, refuse and litter control; building exteriors and other site amenities proposed in the plans.

4. Landscaping and Fencing

Applicant will maintain all landscaped areas including mowing, weeding and brush removal and be responsible for replacement of plantings where necessary.

5. Site Lighting

All outdoor lighting shall be down-shielded so as to prevent glare onto adjoining properties.

6. Parking for School for Young Children

Recognizing the benefit of ameliorating parking conflicts on and around the site of the School for Young Children (SYC) during peak hours, the Applicant's proposal to provide 24 parking spaces on its site (the 24 spaces closest to Steele Road as shown on the approved plans) for the staff and faculty of SYC as long as the school is in operation, is hereby adopted as a condition of approval.

7. Off-Site Improvements

Construction of the following public improvements, as offered by the Applicant during the public hearing, is hereby required as a condition of approval subject to the review and approval of the Town Engineer acting in consultation with the Town Manager and Town staff:

- a. The "hammerhead" vehicle turnaround proposed by the Applicant shall be installed at the northern end of Stratford Road, severing its connection to Whetten Road and Albany Avenue.
- b. The crosswalk improvements proposed by the Applicant at the intersection of Steele Road and Asylum Avenue.
- c. The traffic-calming improvements proposed by the Applicant for Steele Road to the extent allowed by the Town of West Hartford, except that the so-called curb "bump-outs" are expressly rejected.

These improvements shall be completed prior to the issuance of a certificate of occupancy for any of the buildings on the Applicant's site.

**E. Utilities to be underground**

New electrical, telephone, cable television and other utilities shall be placed underground.

**F. Engineering Inspections, Certification and Final Approval of Improvements**

The Applicant shall submit to the Town Planner, for review and approval by the Town Engineer, construction plans certifying that all improvements have been completed to the approved SDD plans. Such certification shall be made by a registered professional engineer.

**G. Computer Media Information**

All mapping and construction plans shall be prepared in electronic format using the Connecticut Geodetic System for inclusion into the Town's Geographical Information System.

**H. Final Plan Review**

Implicit in the SDD approval is the requirement that the record plans and exhibits establish the minimum standard of design and improvement for this project. As specific drawings for the project are prepared, refined and detailed, the filed SDD plans and exhibits shall serve to identify the major standards for the quality of design and improvements. It is expected that detailed site grading and development plans, architectural plans, landscape plans, erosion and sedimentation control plans and other project development details and plans may be prepared and approved under applicable Town ordinances and standards.

The Town Planner in cooperation with Town staff, including but not limited to the Fire Department and the Community Services Department, shall coordinate the final review and approval of the project design to insure compatibility and consistency with the Special Development District Plans approved by the Town Council. No building permit shall be issued and construction shall not begin until all appropriate Town Departments have reviewed and approved the plans as submitted to the Town.

#### **I. Final Plans**

Final plan submissions and supporting documents shall address the Town Council conditions of approval.



# FUSS & O'NEILL

November 23, 2015

Todd Dumais  
Planning & Zoning Division  
Town of West Hartford  
50 South Main Street, Room 214  
West Hartford, CT 06107

Re: Traffic Impact Statement  
243 Steele Road Residential Unit Increase  
Fuss & O'Neill Reference No. 20072060.T30

Dear Mr. Dumais:

Fuss & O'Neill prepared a Traffic Impact Study in April 2014 and subsequent addendums to assess the potential traffic impacts of the residential development currently under construction at 243 Steele Road. This study, initially prepared for 200 units, concluded that the development would have no significant impact to traffic operations on the adjacent roadway network. A 150 unit development was ultimately approved by the West Hartford Town Council on August 28, 2014 and the Office of the State of Traffic Administration (OSTA) on November 7, 2014. Currently, we are assisting the development team on an analysis of the traffic impact for the proposed addition of 10 apartment units to the previously approved development. The proposed modification would convert some previously proposed two-bedroom unit space to one-bedroom units, resulting in an increase in total development size to 160 units.

The approved 150 unit site was estimated to generate approximately 77 new trips (15 entering, 62 exiting) during the morning peak hour of traffic and 93 new trips (60 entering, 33 exiting) during the afternoon peak hour. The proposed additional 10 units would generate approximately 5 new trips (1 entering, 4 exiting) during the morning peak hour and 6 new trips (4 entering, 2 exiting) during the afternoon peak hour.

The increase of 5 new trips during the morning peak hour and 6 new trips during the afternoon peak hour equates to only one new vehicle trip every 10 to 12 minutes on average during the peak hours and will not have any noticeable impact to traffic operations in the vicinity of the site. There will be no change to the Level of Service of any intersection in the study area and no noticeable impact to queue lengths.

Should you have any questions regarding this analysis or require additional information, please contact me at 860-646-2469 (Ext 5381) or at [mvertucci@fando.com](mailto:mvertucci@fando.com) should you have any questions or require additional information.

Sincerely,

Mark G. Vertucci, PE, PTOE  
Associate

146 Hartford Road  
Manchester, CT  
06040  
† 860.646.2469  
800.286.2469  
† 860.533.5143

[www.fando.com](http://www.fando.com)

Connecticut  
Massachusetts  
Rhode Island  
South Carolina

**GENERAL NOTES**

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY MILONE AND MACBROOM INC. TAKEN FROM A MAP ENTITLED "PROVIDED FOR MOUNTAIN HEALTH AT A SCALE OF 1"=40', DATED JANUARY 15, 2009.
2. TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY GEORGE PROFESSIONALS P.C., TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY, PROVIDED FOR THE MOUNTAIN HEALTH AT A SCALE OF 1"=40', DATED JANUARY 20, 2014.
3. SURVEY BENCH MARKS IS SUPPLEMENTED WITH METROPOLITAN DISTRICT CG DATA.
4. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO EXCAVATION. EXISTING UTILITIES SHALL BE PROTECTED AND NOT BE MOVED OR DELETED. ALL UTILITIES SHALL BE PROTECTED AND NOT BE MOVED OR DELETED. ALL UTILITIES SHALL BE PROTECTED AND NOT BE MOVED OR DELETED.
5. MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
6. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
7. ALL UNDERGROUND UTILITIES SHALL BE NOTED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. SEWAGE AND EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS AND DESCRIBED WITHIN THE SEWAGE AND EROSION CONTROL MAINTENANCE PLAN SHALL BE INSTALLED AND MAINTAINED UNTIL PROVISIONS FOR OVERFLOW AND STORAGE IS ESTABLISHED. ALL SEWAGE AND EROSION CONTROL MEASURES SHALL CONFORM TO THE REQUIREMENTS FOR THE SEWAGE AND EROSION CONTROL MAINTENANCE PLAN, AND IN ALL CASES WEST HARTFORD PRACTICES SHALL PREVAIL.
9. ALL SEWAGE PIPES SHALL BE INSTALLED WITH A MINIMUM OF 4" TYPICAL, AND BE SLOPED WITH GRADIENT AS SHOWN ON THE PLANS.
10. ALL STORM DRAIN PIPES SHALL BE 12" POLYETHYLENE GLASS REINFORCED CONCRETE.
11. ALL PROPOSED CONTAINERS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
12. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF WEST HARTFORD REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND HIGHWAY CONSTRUCTION, FORM 410 AND ADDENDUMS.
13. ALL EXISTING, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
14. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL MUNICIPAL WATER AUTHORITY AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MUNICIPAL AND STATE CODES SHALL BE RESOLVED IN FAVOR OF THE STRONGER CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
15. THE PROPOSED BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND SEWER SYSTEMS.
16. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
17. THE PROJECT OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SLOTTED SCREENS, UNITS, ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL PERMITS MUST BE MAINTAINED THROUGHOUT THE PROJECT.
18. THE PROVISIONS OF THE ATTACHEE AND INTERPOLAR AGREEMENT BETWEEN THE TOWN OF WEST HARTFORD AND ROBERT P. WEAVER DATED MAY 6, 1995 ARE HEREBY INCORPORATED BY REFERENCE.

**CONSTRUCTION SEQUENCE/NOTES**

1. PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEWAGE AND EROSION CONTROL FOR THE ENTIRE SITE.
2. CONTRACTOR SHALL CONTACT THE TOWN ENGINEER (860-379-3300), 24 HOURS PRIOR, TO SCHEDULE ALL SEWER RELEASED WORK.
3. CONSTRUCTION TO TAKE OUT LINE OF INTERFERENCE AND RESECTION TO BE REVIEWED. NO INTERFERENCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
4. CONTRACTOR SHALL INSTALL SEWAGE AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
5. CLEAN VEGETATION AND STUMP REMOVAL, ALL BODYPILLS ARE TO BE REMOVED PRIOR TO CONSTRUCTION. ALL BODYPILLS ARE TO BE REMOVED PRIOR TO CONSTRUCTION.
6. ROCKY STONE WATER RUNS TO BE INSTALLED AS RESPONSIVE SEWAGE RUNS.
7. EROSION CONTROL MEASURES.
8. INITIAL BIAS EARTHWORK OPERATIONS AFTER ALL TRAPS, BODYPILLS, SHALES, AND FILL & TYPICAL ARE INSTALLED.
9. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
10. BUILD BENCH AND METEORIC PLANTINGS.
11. BEGIN BUILDING CONSTRUCTION.
12. INITIAL UTILITIES, CURBS AND ROADS.
13. COMPLETE BUILDING CONSTRUCTION.
14. PAVEMENT PARKING LOTS AND METEORIC PLANTINGS.
15. ESTABLISH LANDSCAPE AND INSTALL LANDSCAPE.
16. REMOVE EROSION CONTROLS.

**EROSION CONTROL NOTES**

1. EROSION CONTROL SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 1" OR GREATER. CLEAN THE TRAPS WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF THE TRAP DEPTH.
2. SEWAGE AND EROSION CONTROLS 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" OR GREATER.
3. THE SEWAGE AND EROSION CONTROL PLAN SHALL BE MONITORED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSARY TO CORRECT THE CONSTRUCTION.
4. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALL OF ONE INCH OR MORE OCCURS.
5. ALL EXISTING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE OBSCURATION OF THE RECEIVING WATERS.
6. THE SITE SHOULD BE KEPT CLEAN 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 SEWAGE AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

**STORM DRAINAGE OPERATION AND MAINTENANCE PLAN**

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING, DITCHES, CATCH BASINS, AND AN OVERTFLOW SYSTEM.

IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PROGRAM.

**A. DITCHES**  
DITCHES SHALL BE MAINTAINED TO INSURE THEIR FUNCTION. QUARTERLY INSPECTION SHALL BE CONDUCTED IN THESE LOCATIONS. MAINTENANCE OF PROPERLY SHALL BE CONDUCTED ON AS NEEDED ON AT LEAST ONCE EVERY YEAR. DITCHES SHOULD BE MAINTAINED AS NECESSARY TO INSURE THAT THE STRUCTURES FUNCTION PROPERLY AND RESIDUES ARE REMOVED.

**B. CATCH BASINS/RAIN DRAINS**  
CATCH BASINS/RAIN DRAINS SHALL BE MAINTAINED TO INSURE THEIR FUNCTION. EACH CATCH BASIN ON THE PROPERTY SHALL BE INSPECTED TWICE A YEAR FOR THE FIRST TWO YEARS, AND THE FREQUENCY OF SUCH INSPECTIONS IN SUBSEQUENT YEARS SHALL BE ADJUSTED BASED ON OBSERVATION IN THE FIRST TWO YEARS. SEDIMENT AND DEBRIS SHALL BE REMOVED ONCE THE SEDIMENT REACHES WITHIN SIX INCHES OF THE TOP OF THE PIPE.

THESE STRUCTURES WILL REMOVE FLOTTABLE CONTAMINANTS FROM THE FLOW BEFORE THE WATER IS DISCHARGED FROM THE STRUCTURE. OIL, SEWAGE AND SOLIDS WILL BE REMOVED ACCURATELY AND CAN BE REMOVED THROUGH THE MANHOLE OR GRATE TOP OF THE STRUCTURE. WASTE MATERIAL WILL BE PROPERLY DISPOSED OFF OF THE SITE.

**C. OVERTFLOW BASIN**  
OVERTFLOW STRUCTURES SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF THE BASIN. AREAS OF OBSTRUCTION THAT MAY CAUSE TO A BLOCKAGE OF FLOW SHALL BE REMOVED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OFF OF THE SITE.

**D. FLOTTABLE DEBRIS**  
BASINS SHALL BE KEPT CLEAN OF SAND AND LITTER AT LEAST ONCE PER YEAR DURING THE MONTHS OF APRIL (AFTER SNOW MELT) AND AT OTHER TIMES AS MAY BE NECESSARY.

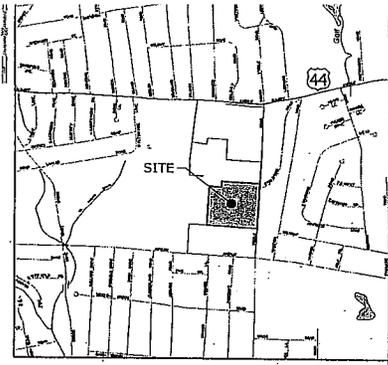
**E. HYDRODYNAMIC SEPARATOR WATER QUALITY STRUCTURE**  
STRUCTURES SHALL BE INSPECTED FOR ACCUMULATED SEDIMENT ON A QUARTERLY BASIS AND CLEANED WHEN THE DEPTH OF SEDIMENT IS IN EXCESS OF ONE FOOT. CLEANING REPORT SHALL BE SUBMITTED TO THE ENGINEER WITH ALL RECORDS.

A MAINTENANCE LOG SHOULD BE KEPT WITH THE AMOUNT OF SEDIMENT REMOVED, THE DATE IT WAS REMOVED, AND A BRIEF DESCRIPTION OF THE CONDITION OF THE STRUCTURE.

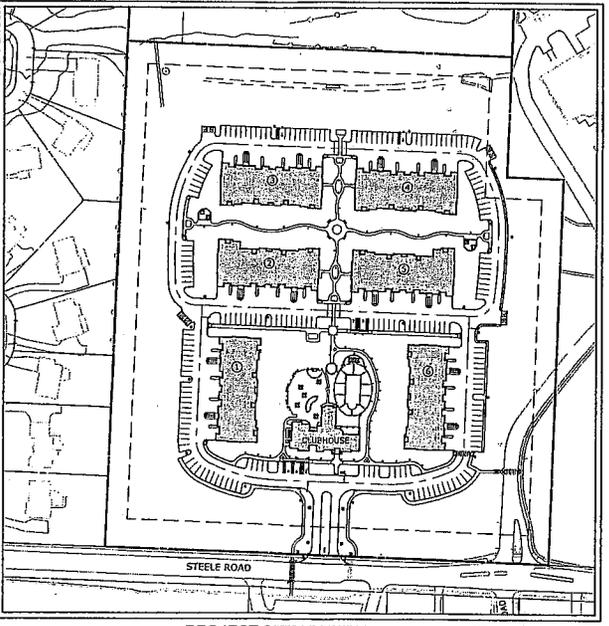
# AMENDMENT TO SDD #139-R1-15

243 STEELE ROAD  
WEST HARTFORD, CONNECTICUT  
APPROVED: MARCH 24, 2014  
REVISED: NOVEMBER 10, 2015 (AMENDMENT TO SDD #139-R1-15)

ITEM NO. 11  
FILE NO. 971



LOCATION MAP:



PROJECT SITE VICINITY MAP:

**LIST OF DRAWINGS**

NO.	NAME	TITLE
01	-	TITLE SHEET
02	ZD	ZONING DATA
03	LA	SITE PLAN - LAYOUT
04	A2.02	BUILDING #3 FIRST FLOOR PLAN
05	A2.03	BUILDING #4 FIRST FLOOR PLANS
06	A2.05	BUILDINGS #3 & 4 2ND & THIRD FLOOR PLANS
07	A4.02	BUILDING #3 ELEVATIONS
08	A4.03	BUILDING #4 ELEVATIONS
09	B-OPT	UNIT PLANS AND INTERIOR ELEVATIONS

**PREPARED FOR:**

STEELE ROAD, LLC  
c/o METRO REALTY GROUP, LTD  
6 EXECUTIVE DRIVE SUITE 100  
FARMINGTON, CT 06032

SDD# \_\_\_\_\_  
Certified to be true copy of  
Plans approved by Town Council  
Town Council Approval \_\_\_\_\_  
Town Planner \_\_\_\_\_  
West Hartford, CT  
Sheet \_\_\_\_\_ of \_\_\_\_\_



Know what's below.  
Call before you dig.  
www.ct811.com

CIVIL ENGINEERING  
**MILONE & MACBROOM**<sup>®</sup>  
93 Reilly Drive  
Cheshire, Connecticut 06410  
(303) 271-1773 Fax (303) 272-9733  
www.miloneandmacbroom.com

LANDSCAPE ARCHITECTURE  
**CR3** LLP  
SITE PLANNING  
LANDSCAPE ARCHITECTURE  
211 HANOVER STREET  
HARTFORD, CT 06103  
4825 034-7064 FAX 860-633-1017

ARCHITECTURE  
**NILES BOLTON ASSOCIATES**

TRAFFIC ENGINEER  
**FUSS & O'NEILL**  
18 BULLOCK ROAD  
WINDY HILL, CONNECTICUT 06097  
860-252-2100

LEGAL COUNSEL  
**ALTER PEARSON, LLC**  
ATTORNEYS AT LAW

RECEIVED

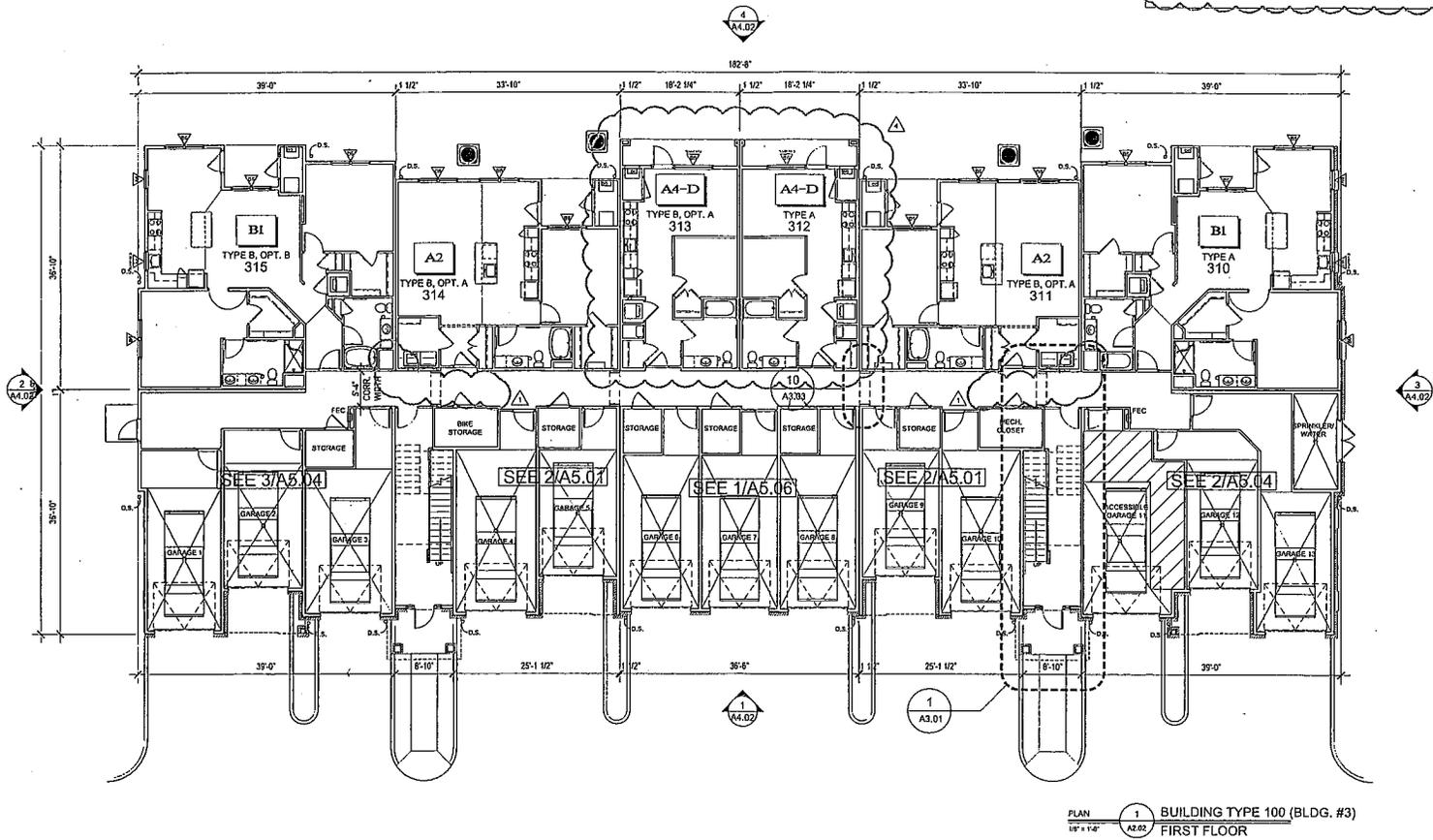
2015 NOV 24 PH 3:40

ESSEES LABROT  
W. HARTFORD TOWN CT FOR





NOTE: CHANGES TO THE INTERIOR CONFIGURATION OF EACH BUILDING SHALL BE PERMITTED AT THE DISCRETION OF THE OWNER / APPLICANT AS LONG AS THOSE CHANGES DO NOT RESULT IN ANY INCREASE OF FLOOR AREA SQUARE FOOTAGE, ANY INCREASE IN THE NUMBER OF RESIDENTIAL DWELLING UNITS OR REQUIRE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING. ANY CHANGES TO THE INTERIOR CONFIGURATION OF BUILDINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES



PLAN 1 BUILDING TYPE 100 (BLDG. #3)  
1/4" = 1'-0" A2.02 FIRST FLOOR

JOB NUMBER: 113103.00  
DRAWN BY: VAM  
CHECKED BY: MDO

**NILES BOLTON ASSOCIATES**

3060 Peachtree Rd. N.W.  
Suite 603  
Atlanta, GA 30305  
T 404 365 7600  
F 404 365 7610  
www.nilesbolton.com

REVISIONS	DATE	DESCRIPTION
AS-15		GENERAL REVISIONS
11-16-15		STUDIO REVISIONS

Not drawn as an instrument of service and shall not be used as a basis for construction without the approval of the architect.

**243 Steele Road**  
West Hartford, CT



243 Steele Road, LLC  
243 Steele Road  
West Hartford, CT  
06117

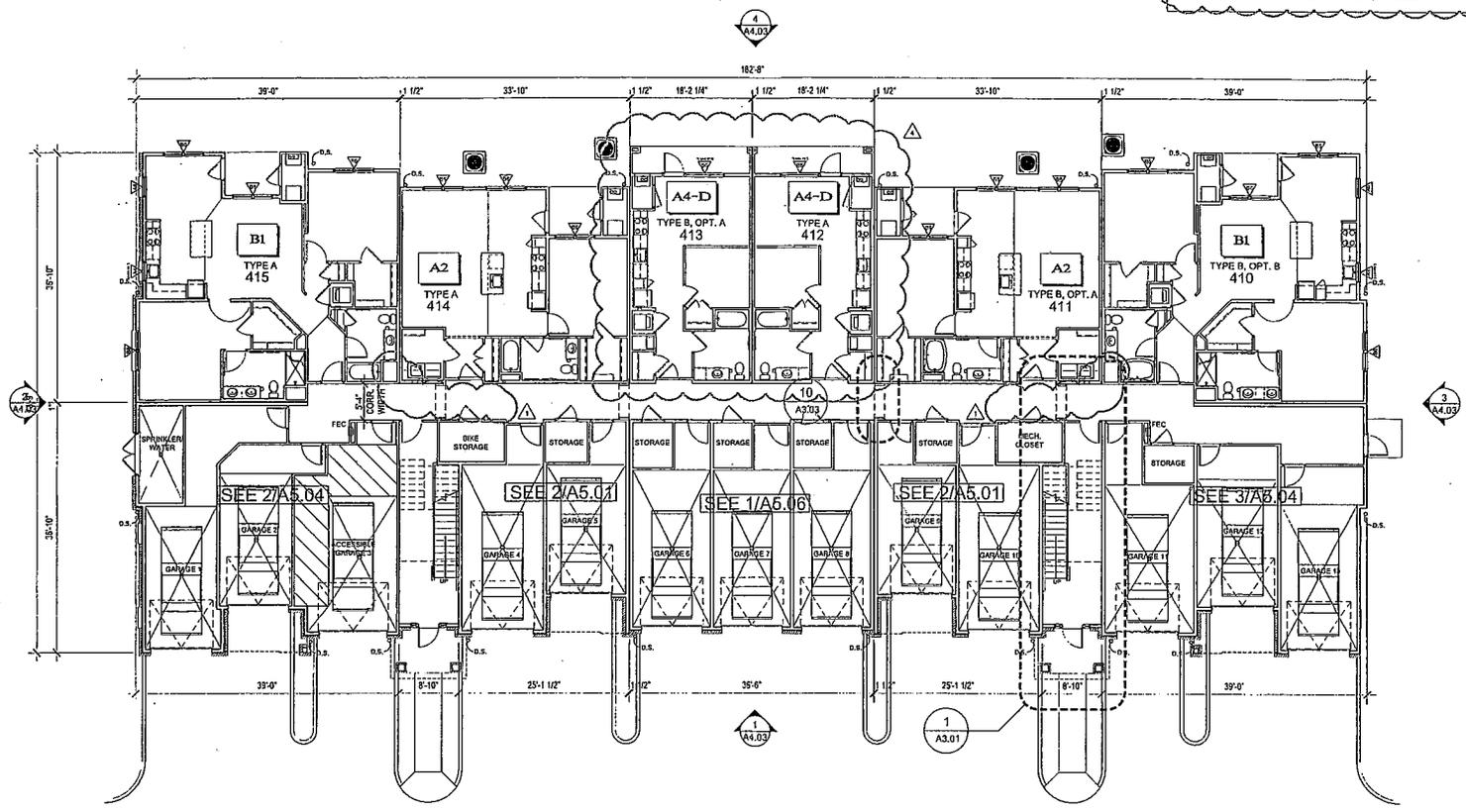
BUILDING TYPE 100  
BUILDING #3  
FIRST FLOOR PLAN

**A2.02**

DATE: 03/20/2015

RELEASED FOR CONSTRUCTION

NOTE: CHANGES TO THE INTERIOR CONFIGURATION OF EACH BUILDING SHALL BE PERMITTED AT THE DISCRETION OF THE OWNER / APPLICANT AS LONG AS THOSE CHANGES DO NOT RESULT IN ANY INCREASE OF FLOOR AREA SQUARE FOOTAGE, ANY INCREASE IN THE NUMBER OF RESIDENTIAL DWELLING UNITS OR REQUIRE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING. ANY CHANGES TO THE INTERIOR CONFIGURATION OF BUILDINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES



PLAN 1 BUILDING TYPE 100 (BLDG. #4)  
18" = 1'-0" A2.03 FIRST FLOOR

JOB NUMBER: 112103.00  
DRAWN BY: VAM  
CHECKED BY: MDO

**NILES BOLTON ASSOCIATES**

3000 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
F 404 365 7610  
www.nilesbolton.com

REVISIONS DATE	DESCRIPTION
05-20-15	GENERAL REVISIONS
11-10-15	STUDIO REVISIONS

This drawing, as an instrument of service, and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

**243 Steele Road**  
West Hartford, CT



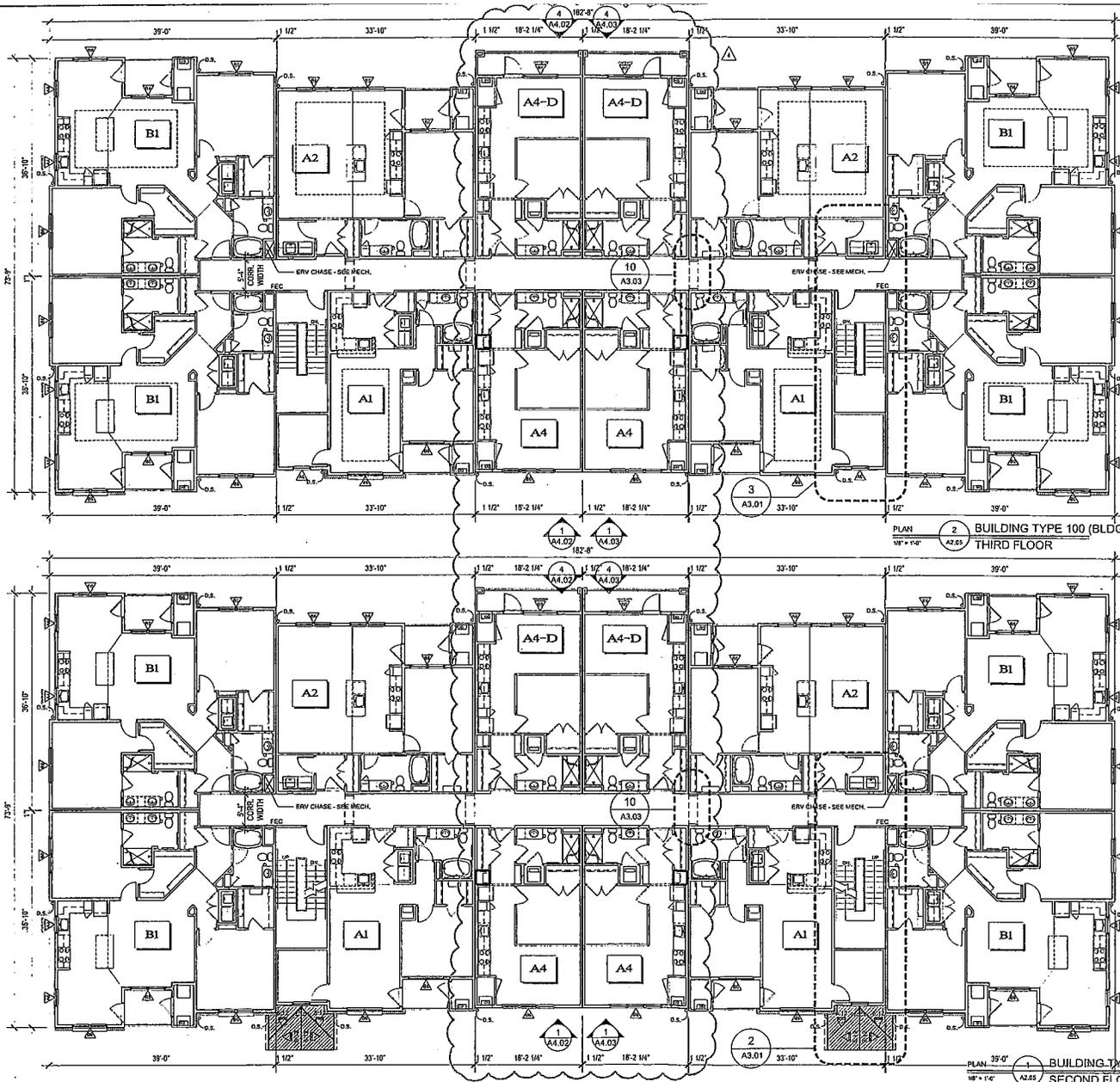
243 Steele Road, LLC  
243 Steele Road  
West Hartford, CT  
06117

BUILDING TYPE 100  
BUILDING #4  
FIRST FLOOR PLAN

**A2.03**

DATE: 03/20/2015

RELEASED FOR CONSTRUCTION



NOTE: CHANGES TO THE INTERIOR CONFIGURATION OF EACH BUILDING SHALL BE PERMITTED AT THE DISCRETION OF THE OWNER / APPLICANT AS LONG AS THOSE CHANGES DO NOT RESULT IN ANY INCREASE OF FLOOR AREA SQUARE FOOTAGE, ANY INCREASE IN THE NUMBER OF RESIDENTIAL DWELLING UNITS OR REQUIRE MODIFICATIONS TO THE EXTERIOR OF THE BUILDING. ANY CHANGES TO THE INTERIOR CONFIGURATION OF BUILDINGS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES

PLAN 2 BUILDING TYPE 100 (BLDGS. #3 & 4)  
THIRD FLOOR  
1/8" = 1'-0"

PLAN 1 BUILDING TYPE 100 (BLDGS. #3 & 4)  
SECOND FLOOR  
1/8" = 1'-0"

JOB NUMBER: 113103.00  
DRAWN BY: VAM  
CHECKED BY: MDO

**NILES BOLTON ASSOCIATES**

3650 Peachtree Rd. N.W.  
Suite 600  
Atlanta, GA 30305  
T 404 365 7600  
F 404 365 7610  
www.nilesbolton.com

REVISION#	DATE	DESCRIPTION
1	05-20-15	GENERAL REVISIONS
2	11-10-15	STUDIO REVISIONS

Not shown, as an instrument of service and not to be used for the purpose of the Architect and not to be used for the purpose of the Architect.

**243 Steele Road**  
West Hartford, CT



243 Steele Road, LLC  
243 Steele Road  
West Hartford, CT  
06117

BUILDING TYPE 100  
BUILDINGS #3 & 4  
2ND & THIRD FLOOR PLANS

**A2.05**

DATE: 03/20/2015

RELEASED FOR CONSTRUCTION









ITEM NO. 12  
FILE NO. 954

December 2, 2015

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

RECEIVED

**RE: SDD #143 Amendments**  
**747 North Main Street**  
**West Hartford, Connecticut**  
**Project Number: 1305101**

DEC - 2 2015

TOWN CLERK/TOWN COUNCIL OFFICE  
West Hartford, CT

Dear Mayor Slifka and Honorable Members of the Town Council:

Application is hereby filed on behalf of owner DHR NORTH MAIN STREET, LLC ("DHR") to amend SDD #143 for some minor plan changes. This letter with accompanying plans and documents constitute a request to seek minor amendments to the existing SDD #143 site plan approval located at 747 and 777 North Main Street in West Hartford, Connecticut. In conformance with Zoning Code §177-44C(2)(f), please accept this Application and schedule it for a public hearing.

**OVERVIEW OF PROPOSAL:**

The Town Council, at its meeting held on January 13, 2015 approved with conditions the application on behalf of DHR NORTH MAIN STREET, LLC ("DHR"), contract purchaser and intended developer, and Sandra G. Mitchell and Antoinette F. Henning, co-owners to construct a multi-family development consisting of 10 townhome units within 2 new buildings, and upgrade the existing 12-unit apartment structure, all with attendant parking, landscaping, lighting and signage. The application sought and received approval to rezone all 747 Main Street from R-13 and RM-3 to RM-2 and designated the rezoned area a special development district (SDD).

Subsequently, DHR purchased the property and is now in the process of constructing the improvements. During the process of construction, several modifications were required due to site conditions. This application seeks approval for the following modifications as shown on the modified site plans included in this application:

- Modification to the location of the retaining wall along the western property line behind 747 North Main Street;
- The Handicap parking space for 747 North Main Street has been relocated from the southeasterly corner of the site (between the garage and existing building) to the new parking area adjacent to the proposed retaining wall. This modification provides for the HC parking space to be closest to the actual front door of the building.
- The landscape plan has been revised accordingly to reflect these changes, and to reallocate the landscaping to the top and bottom of the wall
- The dumpster pad for 747 North Main Street has been relocated from the westerly edge of the main site driveway to the southwest corner of the site, adjacent to the existing parking garage.
- A flush condition has been proposed between the parking spaces to the landscaped area in the southwest corner of the property to better accommodate snow removal on the property.

- Transformer pad has been located to the north of the site driveway per utility company requirements on 777 North Main Street. Sufficient screening will be provided to minimize the visual impact of the transformer.
- The retaining wall in the northwest corner of building 2 has been eliminated on 777 North Main Street.
- The retaining wall in the northeast corner of building 2 has been shifted slightly further away from the property line on 777 North Main Street.

The applicant acknowledges all Conditions of Approval as required based on the letter from Town Council dated January 14, 2015 by Essie S. Labrot, Town Clerk / Council Clerk are in force and will seek additional Administrative or Council Amendments as required should further site conditions require additional design changes.

We look forward to working with you in the processing of this application

Respectfully,

**Solli Engineering, LLC**



Kevin M. Solli, P.E.

cc: David Raisner  
Ron Webber  
Dian Barnes

List of Enclosures

- Application letter from Owner of Premises;
- Description of Premises (Property Description)
- Conditions of Approval dated January 14, 2015
- Affidavit of Interest;
- Report on Outreach Efforts;
- Plans entitled: "SPECIAL DEVELOPMENT DISTRICT #143, 747 NORTH MAIN STREET, WEST HARTFORD, CONNECTICUT, TOWN COUNCIL APPROVAL 01/15/15, PREPARED FOR DHR NORTH MAIN STREET, LLC", consisting of 6 sheets including the cover sheet (7 full-sized and 20 reduced sized sheets).
- Application fee by check made payable to the Town of West Hartford.

**(a)**  
**OWNER'S APPLICATION LETTER Per Code §177-44C(1)(a)**

December 2, 2015

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

**RE: SDD Amendments**  
**747 North Main Street**  
**West Hartford, Connecticut**  
**Project Number: 1305101**  
**SSD #143**

Dear Mayor Slifka and Honorable Members of the Town Council:

DNR NORTH MAIN STREET, LLC ("DNR") is the owner in fee of the property located at 747 North Main Street, West Hartford, Connecticut. The property is the subject of the above-referenced application to amend the existing SDD #143 approval, all as set forth in the documents and plans filed with this application.

This letter is provided to indicate the Owner's consent and participation in the filing and processing of said application.

Respectfully submitted,



David Raisner  
DNR North Main Street, LLC

(b)  
**PROPERTY DESCRIPTION**

All that certain piece of parcel of land, situated in the Town of West Hartford, County of Hartford and State of Connecticut, shown on map entitled "Zone Change Map of 747 North Main Street (CT Route 218), West Hartford, Connecticut," dated October 17, 2014, rev. 12-1-2014 Zoning District Line Changes, scale 1"=20', by Accurate Land Surveying, LLC, 39 New Haven Road, Seymour, CT 06483, which map or plan is on file in the Town Clerk's Office in the Town of West Hartford to which reference may be had for a more particular description thereof, said certain piece of parcel of land being more particularly bounded and described as follows:

Beginning at a point on the westerly street line of North Main Street (CT Route 218), which marks the northeasterly corner of 747 north Main Street, West Hartford, Connecticut;

Thence, along the westerly street line of North main Street, along a curve to the left with an arc length of 188.06 feet, a radius of 689.21 feet, a delta of 15°38'02", a chord bearing of S06°38'50" E and a chord distance of 187.48 feet;

Thence S13°50'50" E, a distance of 61.60 feet;

Thence S78°50'20" W, a distance of 296.19 feet;

Thence N14°42'09" E, a distance of 151.09 feet;

Thence S 61°45'16" E, a distance of 13.00 feet;

Thence N07°34'47" W, a distance of 155.00 feet;

Thence N87°31'23" E, a distance of 50.00 feet;

Thence N87°31'23" W, a distance of 175.00 feet to the point of beginning.

Said parcel containing an area of 63,825± square feet or 1.465± acres.

(c)  
**SDD #143 CONDITIONS OF APPROVAL**

**TOWN COUNCIL**

January 14, 2015

Attorney Robin Messier Pearson  
Alter & Pearson, LLC  
701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

Dear Attorney Pearson:

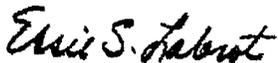
The Town Council at its meeting held on January 13, 2015 approved with the attached conditions the application on behalf of DHR NORTH MAIN STREET, LLC ("DHR"), contract purchaser and intended developer, and Sandra G. Mitchell and Antoinette F. Henning, co-owners of 747 North Main Street, to construct a multi-family development consisting of 10 townhome units within 2 new buildings, and upgrade the existing 12-unit apartment structure, all with attendant parking, landscaping, lighting and signage at 747 North Main Street. This application seeks to rezone all of 747 North Main Street from the current R-13 and RM-3 designation to RM-2, and then designate the rezoned area a special development district, in order to proceed.

The Town Council approved the waiver of application fee.

Please note that approval is contingent upon compliance with Section 177-44C(6) of the Code of Ordinances of the Town of West Hartford.

Attach: Conditions of Approval

Sincerely,



Essie S. Labrot  
Town Clerk/Council Clerk

cc: Kevin M. Ahern, Chairman, Town Plan and Zoning Commission  
Todd Dumais, Town Planner  
Jeffrey A. Gebrian, Design Review Advisory Committee  
Mark McGovern, Director of Community Services  
Joseph O'Brien, Corporation Counsel  
Peter Privitera, Director of Financial Services  
Ron Van Winkle, Town Manager



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7530 FAX: (860) 561-7438  
[www.westhartford.org](http://www.westhartford.org)

**SOLLI**  
ENGINEERING

**SDD # 143**  
**747 North Main Street**  
**Conditions of Approval**

1. **Approval of Application**

The Town Council hereby finds that the proposed plan, as approved, will be:

- a. In harmony with the overall objective of the Comprehensive Plan, as defined in Article I of this chapter.
- b. Superior to a plan possible under the regular standards of the Town's zoning ordinances.
- c. In harmony with the actual or permitted development of adjacent properties.

The application is hereby approved, subject, however, to the "Conditions of Approval" set forth below.

2. **Conditions of Approval**

a. **Official Plans**

Implicit in the approval of the Special Development District is the condition that the premises shall be used only in accordance with the official application materials, plans and associated exhibits related to the application as supplemented or modified by any amended plans and documents or representations submitted during the public hearing process. Any other use shall require the express approval of the Town Council in accordance with the Zoning Ordinances of the Town of West Hartford.

b. **Premises Contact**

The Applicant shall provide the Town Planner, from time to time, as necessary, with the name (or title) of a person and a telephone number where that person can be reached or where messages for that person may be left, to act as a liaison between the Town and the Applicant. The identity of the party and the telephone number may be changed from time to time by notice to the Town Planner. If different individuals should be contacted regarding different aspects of operations within the area of the Special Development District, multiple contact people should be designated as necessary. This information shall also be provided to any adjoining property owner requesting same.

**c. Solid Waste-Operational Condition**

Solid waste collection shall be the responsibility of the property owner/manager.

Solid waste collection within the Special Development District shall be permitted between 10:00 a.m. and 3:00 p.m. on weekdays.

**d. Special Site Use or Operational Requirements**

i. Maintenance Plan

The Applicant shall, prior to the filing of the Special Development District on the Land Records, submit for review and approval by the Town Manager or his designee, a yearly maintenance plan for the Special Development District. Said plan shall designate the individuals responsible for establishing maintenance objectives and an ongoing schedule of maintenance activities to ensure the aesthetic quality and cleanliness of the site. The maintenance plan shall include, but not be limited to, a timetable for all required installation and maintenance activities with respect to plantings, landscaping and screening, sidewalks, lighting, signage, storage, refuse and litter control, building exteriors and other site amenities proposed in the plans. The maintenance plan shall also contain provisions dealing with snow removal from those pedestrian walkways for which the Applicant is responsible. Specifically, the snow removal plan shall call for the removal from required walkways of all snow or ice deposits so as to render those walkways safe for pedestrian passage at all times. Accumulated snow which is stored on-site shall not encroach into parking spaces or vehicular travelways.

ii. Landscaping and Fencing

Applicant will maintain all landscaped areas including mowing, weeding and brush removal and be responsible for replacement of plantings where necessary.

iii. Site Lighting

All outdoor lighting shall be down-shielded so as to prevent glare onto adjoining properties.

iv. Common Elements/Cross Easements

A. If more than one owner has the legal right to use any areas of common space and facilities, natural and improved open areas, access roadways, parking, landscaped area and/or infrastructure shown on the record exhibits, such areas shall be committed to common use and maintenance by and among all owners with the legal right to use them. Legal instruments which assure the Town of this requirement shall be submitted to the Town Planner and Corporation Counsel for determination of their legal sufficiency and consistency with the approved plans prior to the issuance of a Certificate of Occupancy for any building associated therewith.

B. Any documents related to such site maintenance and related legal instruments shall be reviewed and approved by Corporation Counsel as to their legal sufficiency to:

(1) Establish clear responsibility for the maintenance of all such areas of common space and facilities, natural and improved open areas, access roadways, parking, landscaped area and/or related infrastructure contained in the SDD exhibits.

(2) Ensure continued operation of the private drainage facilities and structures, in order to guarantee the systems' drainage design integrity. Such legal instruments shall include, but not be limited to, a provision that the Town will have the right, but not the obligation, to repair or maintain the private drainage facilities should the Applicant or any successor owners fail to do so upon written notice.

v. The Applicant is authorized to move the handicapped parking space located on Lot #1 from its current location to be included in the bank of visitor parking spaces on that lot. It is understood that this would result in the elimination of one parking space.

**e. Utilities to be underground**

Any new electrical, telephone, cable television and other utility services shall be placed underground.

**f. Computer Media Information**

All mapping and construction plans shall be prepared in electronic format using the Connecticut Geodetic System for inclusion into the Town's Geographical Information System.

**g. Final Plan Review**

Implicit in the SDD approval is the requirement that the record plans and exhibits establish the minimum standard of design and improvement for this project. As specific drawings for the project are prepared, refined and detailed, the filed SDD plans and exhibits shall serve to identify the major standards for the quality of design and improvements. The Town Planner in cooperation with Town staff, including but not limited to the Fire Department and the Community Services Department, shall coordinate the final review and approval of the project design to insure compatibility and consistency with the Special Development District Plans approved by the Town Council. No building permit shall be issued and construction shall not begin until all appropriate Town Departments have reviewed and approved the plans as submitted to the Town.

**h. Final Plans**

Final plan submissions and supporting documents shall address the Town Council conditions of approval.

(d)  
**AFFIDAVIT OF INTEREST**

The undersigned being duly sworn hereby deposes and says that to the best of its ability:

The names and addresses of any persons, firms, or corporations having a direct or indirect interest in a personal or financial sense in the request of DHR North Main Street, LLC, to amend the SDD site plan approval, all as set forth in the documents and plans filed with this application, are as follows:

1. DHR North Main Street, LLC, applicant/owner, has a business and mailing address of 10 Northcliff Drive, West Hartford, Connecticut 06117. David H. Raisner is a manager of DHR North Main Street, LLC, with a business address of 10 Northcliff Drive, West Hartford, Connecticut 06117.

DHR North Main Street, LLC

By:   
David H. Raisner, Member  
Duly authorized

Subscribed and sworn before me this 2<sup>nd</sup> day of December, 2015.

  
Commissioner of the Superior Court  
Notary Public David A. Arca  
~~My Commission Expires;~~

(e)  
**DESCRIPTION OF PROPOSED USE**

**APPROVED SDD CONSTRUCTION**

The Applicant proposes to construct a multi-family development consisting of 10 townhome units within 2 new buildings, and to upgrade the existing 12-unit apartment structure, with all attendant parking, landscaping, lighting, and signage at 747 North Main Street, West Hartford, Connecticut.

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 new multi-family building and related parking area, other than customarily generated from such use.

**PROPOSED SDD CONSTRUCTION MODIFICATIONS**

The following proposed construction items are requested due to site conditions encountered during the construction process:

- Modification to the location of the retaining wall along the western property line behind 747 North Main Street;
- The Handicap parking space for 747 North Main Street has been relocated from the southeasterly corner of the site (between the garage and existing building) to the new parking area adjacent to the proposed retaining wall. This modification provides for the HC parking space to be closest to the actual front door of the building.
- The landscape plan has been revised accordingly to reflect these changes, and to reallocate the landscaping to the top and bottom of the wall
- The dumpster pad for 747 North Main Street has been relocated from the westerly edge of the main site driveway to the southwest corner of the site, adjacent to the existing parking garage.
- A flush condition has been proposed between the parking spaces to the landscaped area in the southwest corner of the property to better accommodate snow removal on the property.
- Transformer pad has been located to the north of the site driveway per utility company requirements on 777 North Main Street. Sufficient screening will be provided to minimize the visual impact of the transformer.
- The retaining wall in the northwest corner of building 2 has been eliminated on 777 North Main Street.
- The retaining wall in the northeast corner of building 2 has been shifted slightly further away from the property line on 777 North Main Street.

The proposed changes to the site plans are detailed on the drawings submitted in this application.

(f)  
**REPORT ON OUTREACH EFFORTS**  
**BY DHR NORTH MAIN STREET LLC**

**FOR**  
**MODIFICATION OF SDD #143**  
**747 / 777 NORTH MAIN STREET**

**DECEMBER 2, 2015**

**PREPARED BY**  
**SOLLI ENGINEERING, LLC**

(f)

## BACKGROUND

The Town Council, at its meeting held on January 13, 2015 approved with conditions the application on behalf of DHR NORTH MAIN STREET, LLC (“DHR”), contract purchaser and intended developer, and Sandra G. Mitchell and Antoinette F. Henning, co-owners to construct a multi-family development consisting of 10 townhome units within 2 new buildings, and upgrade the existing 12-unit apartment structure, all with attendant parking, landscaping, lighting and signage. The application sought and received approval to rezone all 747 Main Street from R-13 and RM-3 to RM-2 and designated the rezoned area a special development district (SDD).

Subsequently, DHR purchased the property and is now in the process of developing the site. During the process of construction, several modifications were required due to site conditions.

## NEIGHBORHOOD OUTREACH EFFORTS:

DHR has maintained constant contact with the neighbors surrounding the subject property throughout the duration of construction. Jeffrey and Clare Reiner live immediately behind 747 North Main Street, at 17 Farmstead Lane. The Reiners have a wood fence on their property, to the west of the shared property line with 747 North Main Street. During site construction, DHR offered to plant green giant arborvitae on the Reiners property, to the west of the wood fence. These plants were installed in October of 2015, and will prove to be a sufficient landscape screen and buffer from the Reiners property to the existing apartment building at 747. On November 7th, 2015, DHR met with the Reiners and further reviewed the minor modifications to the property, and discussed the location of the retaining wall which has been shifted closer to the property line. The Reiners have indicated that they are comfortable with the changes, and appreciate the installation of plantings on their property.

In addition to the Reiners, the applicant has contacted the following neighbors:

- Kevin and Laurie Kobelski      9 Farmstead Lane
- Brian and Marie West          15 Farmstead Lane
- Jeffrey and Clare Reiner        17 Farmstead Lane

Attached are letters and emails from each neighbor indicating their support.

*Kevin and Laurie Kobelski* – email response dated 12/1/15

DHR detailed all of the changes sought under this application in an email dated 12/1/15. The Kobelskis indicated support in their email response.

*Brian and Marie West* – email response dated 12/1/15

DHR detailed all of the changes sought under this application in an email dated 12/2/15. The Wests indicated support in their email response.

*Jeff and Claire Reiner* – signed letter dated 11/7/15

DHR sought and obtained approval from the Reiners regarding the new plantings which may interact with the existing arborvitae plantings on their property and the remedy if the Reiner’s plants are affected.

(f)  
**Kobelsky Email Response**

**From:** David Raisner [mailto:[dhraisner@gmail.com](mailto:dhraisner@gmail.com)]  
**Sent:** Tuesday, December 01, 2015 10:31 PM  
**To:** Kevin Solli  
**Subject:** Fwd: RE: Outreach...

Response

----- Forwarded message -----  
From: "Kevin Kobelski" <[kobel9@yahoo.com](mailto:kobel9@yahoo.com)>  
Date: Dec 1, 2015 10:28 PM  
Subject: RE: Outreach...  
To: "[dhraisner@gmail.com](mailto:dhraisner@gmail.com)" <[dhraisner@gmail.com](mailto:dhraisner@gmail.com)>  
Cc:

David

Good evening.

Thank you for keeping Laurie and I updated on the progress of your project. It has been exciting to see the construction progress each day.

We both agree with your changes and look forward to seeing the finished product in the future.

If you need anything please do not hesitate to contact us.

Enjoy the evening.

Kevin

Sent from Yahoo Mail for iPad

On Dec 1, 2015, 8:20:56 AM, David Raisner wrote:

Good morning Kevin,

I have written an email below summarizing the changes I will be asking the town council to consider for the Townhomes at 777 and the existing building located at 747 North Main Street.

The majority of the requested construction revisions are all located behind the existing apartment building at 747 North Main Street. The following changes are being proposed from the originally approved Site

plan for the project:

Retaining wall has been adjusted along the westerly property line.

The Handicap parking space has been relocated from the southeasterly corner of the site (between the garage and existing building) to the new parking area adjacent to the proposed retaining wall. This modification provides for the HC parking space to be closest to the actual front door of the building.

The landscape plan has been revised accordingly to reflect these changes, and to reallocate the landscaping to the top and bottom of the wall

The dumpster pad has been relocated from the westerly edge of the main site driveway to the southwest corner of the site, adjacent to the existing parking garage.

A flush condition has been proposed between the parking spaces to the landscaped area in the southwest corner of the property to better accommodate snow removal on the property.

The retaining wall in the northwest corner of building 2 has been eliminated

The retaining wall in the northeast corner of building 2 has been shifted slightly further away from the property line.

Would you please respond via email if you are ok with the above changes.

Please let me know if you have any comments or questions.

Thank you,  
David H. Raisner  
8606045577

(f)

## West Email Response

**From:** David Raisner [mailto:[dhraisner@gmail.com](mailto:dhraisner@gmail.com)]  
**Sent:** Wednesday, December 02, 2015 8:47 AM  
**To:** Kevin Solli  
**Subject:** From Neighbor

----- Forwarded message -----

**From:** <[brianwest2@aol.com](mailto:brianwest2@aol.com)>  
**Date:** Dec 2, 2015 8:43 AM  
**Subject:** Re: Delivery Status Notification (Failure)  
**To:** <[dhraisner@gmail.com](mailto:dhraisner@gmail.com)>  
**Cc:**

Retaining wall has been adjusted along the westerly property line.

The Handicap parking space has been relocated from the southeasterly corner of the site (between the garage and existing building) to the new parking area adjacent to the proposed retaining wall. This modification provides for the HC parking space to be closest to the actual front door of the building.

The landscape plan has been revised accordingly to reflect these changes, and to reallocate the landscaping to the top and bottom of the wall

The dumpster pad has been relocated from the westerly edge of the main site driveway to the southwest corner of the site, adjacent to the existing parking garage.

A flush condition has been proposed between the parking spaces to the landscaped area in the southwest corner of the property to better accommodate snow removal on the property.

Transformer pad has been located to the north of the site driveway per utility company requirements. Sufficient screening will be provided to minimize the visual impact of the transformer.

The retaining wall in the northwest corner of building 2 has been eliminated

The retaining wall in the northeast corner of building 2 has been shifted slightly further away from the property line.

Dear David,

This letter reflects what we talked about on the phone and I am fine with it as described.

I appreciate the fact that you have always been available when I've approached you with any concerns about the project, including the removal of trees along my property line that I was concerned might become a safety hazard if left standing.

Thanks for keeping me in the loop.

Regards,

Brian West

(f)

### Reiner Response Letter

November 7th, 2015

Jeff and Claire Reiner  
17 Farmstead Lane  
West Hartford, CT

Jeff and Claire by signing below you agree to allow DHR North Main Street LLC to plant per the SDD and in accordance with the landscape design plan certain plantings on the east side of the wood fence.

You also acknowledge that we ~~may be~~ <sup>are C. R. Reiner, LLC,</sup> planting on your property located to the East of the fence. These plants will be maintained by me and my LLC.

These plantings will not interfere with the growth of green giant arbores planted on your property last month, and if they prevent growth so they die the arbores will be replaced with another green giant of the original size.

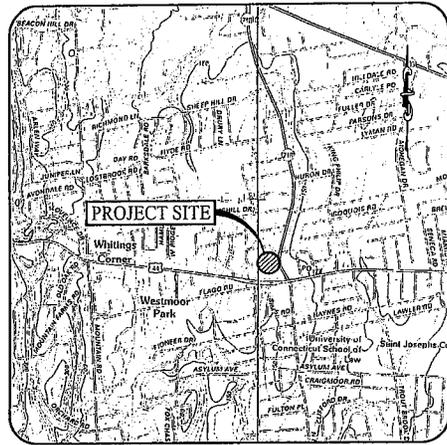
Thanks,

David H. Raisner  
DHR North Main Street LLC  
8606045577

Jeff and Claire Reiner

Date:

<u>Claire Reiner</u>	11/7/15
<u>Jeffrey A. Reiner</u>	11-7-15
<u>DHR</u>	11-7-15



USGS MAP  
SCALE: 1" = 1,500'

ITEM NO. 12  
FILE NO. 954

# SPECIAL DEVELOPMENT DISTRICT #143

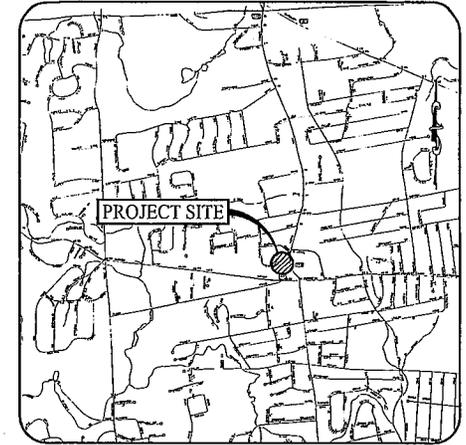
747 NORTH MAIN STREET  
WEST HARTFORD, CONNECTICUT

TOWN COUNCIL APPROVAL: 01/15/15

PREPARED FOR:

DHR NORTH MAIN STREET, LLC

3 BARNARD LANE  
BLOOMFIELD, CT 06002



LOCATION MAP  
SCALE: 1" = 1,500'

SDD #143 CONDITIONS OF APPROVAL

**ARTICLE 1**  
1.1. Purpose and Intent  
1.2. Definitions  
1.3. General Requirements  
1.4. Specific Requirements  
1.5. Other Provisions

**ARTICLE 2**  
2.1. General Requirements  
2.2. Specific Requirements  
2.3. Other Provisions

**ARTICLE 3**  
3.1. General Requirements  
3.2. Specific Requirements  
3.3. Other Provisions

**ARTICLE 4**  
4.1. General Requirements  
4.2. Specific Requirements  
4.3. Other Provisions

**ARTICLE 5**  
5.1. General Requirements  
5.2. Specific Requirements  
5.3. Other Provisions

**ARTICLE 6**  
6.1. General Requirements  
6.2. Specific Requirements  
6.3. Other Provisions

**ARTICLE 7**  
7.1. General Requirements  
7.2. Specific Requirements  
7.3. Other Provisions

**ARTICLE 8**  
8.1. General Requirements  
8.2. Specific Requirements  
8.3. Other Provisions

**ARTICLE 9**  
9.1. General Requirements  
9.2. Specific Requirements  
9.3. Other Provisions

**ARTICLE 10**  
10.1. General Requirements  
10.2. Specific Requirements  
10.3. Other Provisions

DRAWING LIST

SITE DEVELOPMENT PLAN SET			
SHEET	TITLE	DATE	REVISIONS
0.00	COVER SHEET	01/15/15	
1.11	BOUNDARY & TOPOGRAPHIC SURVEY	01/15/15	
1.21	ZONE CHASIS MAP	01/15/15	
1.31	LOT DIVISION PLAN	01/15/15	
2.11	SITE LAYOUT PLAN	01/15/15	
2.21	GRADING & DRAINAGE PLAN	01/15/15	
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN	01/15/15	
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	01/15/15	
2.51	SITE UTILITY PLAN	01/15/15	
2.61	PLANTING PLAN	01/15/15	
2.71	LIGHTING PLAN	01/15/15	
2.81	SITE DETAILS	01/15/15	
2.91	SITE DETAILS	01/15/15	
2.99	SITE DETAILS	01/15/15	
ARCHITECTURAL PLAN SET			
SHEET	TITLE	DATE	REVISIONS
"A-01"	EAST & SOUTH ELEVATIONS	01/15/15	
"A-02"	EAST & SOUTH ELEVATIONS	01/15/15	
"A-03"	WEST & EAST ELEVATIONS	01/15/15	
"A-04"	SOUTH & NORTH ELEVATIONS	01/15/15	
"A-05"	BUILDING #1 GROUND FLOOR PLAN	01/15/15	
"A-06"	BUILDING #1 SECOND FLOOR PLAN	01/15/15	
"A-07"	BUILDING #1 THIRD FLOOR PLAN	01/15/15	
"A-08"	BUILDING #1 EXISTING FLOOR PLAN	01/15/15	
"A-09"	BUILDING #2 GROUND FLOOR PLAN	01/15/15	
"A-10"	BUILDING #2 SECOND FLOOR PLAN	01/15/15	
"A-11"	BUILDING #2 THIRD FLOOR PLAN	01/15/15	
"A-12"	BUILDING #2 EXISTING FLOOR PLAN	01/15/15	
"A-13"	EXISTING BUILDING PHOTOGRAPHS	01/15/15	

\* Not included to SDD modification submission

RECEIVED

DEC - 2 2015

TOWN CLERK/TOWN COUNCIL OFFICE  
West Hartford, CT

SITE DEVELOPMENT PLANS  
PREPARED BY:



ATTORNEY:

ALTER PEARSON, LLC  
ATTORNEYS AT LAW

ARCHITECTURAL PLANS  
PREPARED BY:

Kemper Associates  
ARCHITECTS

PLANTING PLAN  
PREPARED BY:



<b>APPLICANT</b>	
DHR NORTH MAIN STREET, LLC 40 BARNARD LANE BLOOMFIELD, CONNECTICUT 06002	
<b>ATTORNEY</b>	
ROBIN PEARSON ALTER & PEARSON, LLC 101 WINDING OAK DRIVE WINDSOR, CONNECTICUT 06093 860.651.0000	
<b>ENGINEER OF RECORD</b>	
SOLLI ENGINEERING, LLC 102 WINDING OAK DRIVE WINDSOR, CONNECTICUT 06094 860.651.0000	
<b>ARCHITECT OF RECORD</b>	
KEMPER ASSOCIATES ARCHITECTS 100 FARMINGTON AVENUE FARMINGTON, CONNECTICUT 06030	
<b>SURVEYOR OF RECORD</b>	
BRIAN WESTERDAHL LICENSED SURVEYOR 100 WINDING OAK DRIVE WINDSOR, CONNECTICUT 06094 860.651.0000	
<b>LANDSCAPE ARCHITECT</b>	
DIAN BARNES DIAN BARNES LANDSCAPE DESIGN, LLC 100 WINDING OAK DRIVE WINDSOR, CONNECTICUT 06094 860.651.0000	
Rev. #:	Date: Description
1	11/15/15 SDD Modification Approval
2	08/13/15 Approved by Town Council
3	11/15/14 Revised Per Staff Comments
Sheet Title:	Sheet #:
COVER SHEET	0.00

104







747 NORTH MAIN STREET PLANT LIST

ID	QTY	Botanical Name	Common Name	Scheduled Size
AJPB_1	28	Asilbe japonica 'Peach Blossom'	Peach Blossom False Spiraea	1 gal
ARAR_2.5	5	Acer rubrum 'Autumn Radiance'	Autumn Radiance Red Maple	2.5-3" cal. B&B
ASFF_2.5	7	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2.5-3" cal. B&B
BMGV_3	20	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	3 gal.
CAKF_1	35	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 gal.
CBF_2	10	Carpinus betulus 'Fastigiala'	Pyramidal European Hornbeam	2-2.5' col.
CFCP_6	6	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	16-8" ht. B&B
GR_1	28	Geranium 'Rozanne'	Rozanne Crane's-bill	1 gal.
HMCV_3	34	Hydrangea macrophylla 'Cityline Venice'	Venice Cityline Dwarf Hydrangea	3 gal.
HPB_3	15	Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	1/3 cont.
HPVS_6	8	Hydrangea paniculata 'Vanilla Strawberry'	Pink Diamond Hydrangea	1/3 cont.
IVLH_3	17	Ilex virginica 'Lilite Henry'	Lilite Henry Sweetgum	3 gal.
IVRS_3	6	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal.
JCBP_2	22	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	3 gal.
NFBW_1	38	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	1 gal.
POGD_3	4	Physocarpus opulifolius 'Gold's Dart'	Gold's Dart Ninebark	1 gal.
PPG_5	15	Picea pungens var. glauca	Colorado Blue Spruce	5-6" ht. B&B
ROP_3	6	Rosa x 'Double Pink Knock Out'	Double Pink Knock Out Rose	3 gal.
RPJM_3	25	Rhododendron 'PJM'	PJM Rhododendron	3 gal.
SBS_3	8	Syringa 'Bloomerang'	Bloomerang Lilac	1/3 cont.
SJS_3	16	Spirea japonica 'Shirobana'	Shirobana Spirea	3 gal.
SNM_1	26	Salvia nemorosa 'Munich'	May Night Sage	1 gal.
TOS_4	16	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4-5" ht. B&B
TPGG_5	13	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	16-6" ht. B&B
VPTS_6	4	Viburnum plicatum tomentosum 'Shasta'	Shasta Doublefile Viburnum	3 gal.
ZS_2.5	3	Zelkova serrata 'Green Vase'	Green Vase Zelkova (R)	2.5-3" cal. B&B

Installation Notes:

1. Landscape Architect shall approve any substitutions in plant material.
2. Plant material shall conform to the current American Nursery and Landscape Association Standards for Nursery Stock.
3. Planting shall conform to the current ANSI A300 Standards.
4. Mulch beds shall be cut in around all plants. Double shredded natural pine bark mulch shall be used.

Maintenance Notes:

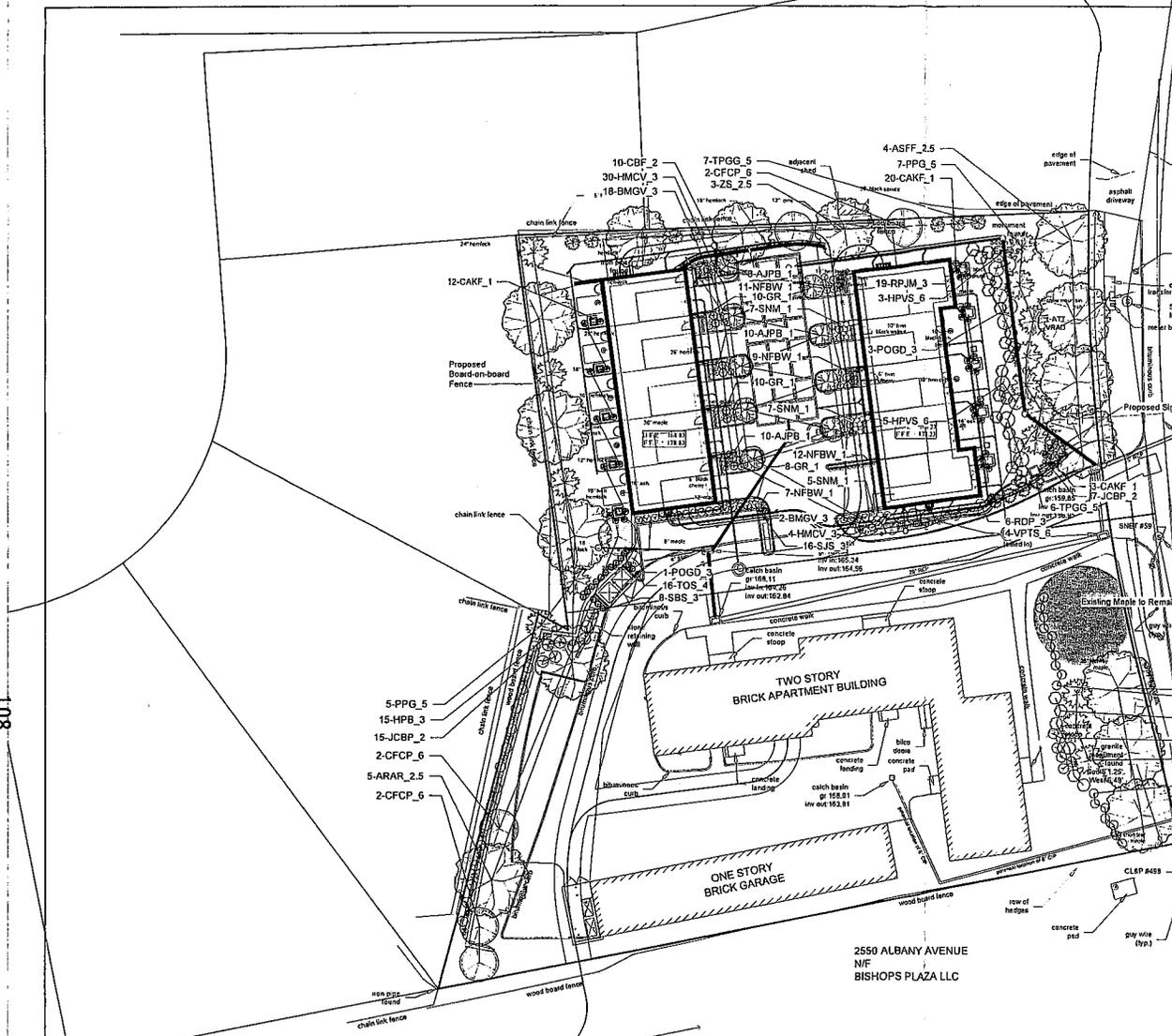
All trees, shrubs, perennials, ornamental grasses and lawns shall be maintained by the owner to provide for successful growth in accordance with the design intent of the approved plans. Yearly inspections of plant material survival and compliance with design intent will be conducted in mid-May of each year with replacements or adjustments made by the end of June. Beds shall remain edged and mulched with natural materials to conserve water and provide weed control. Mulch shall be kept clear from the trunks of trees, bases of shrubs, and crowns of perennials. Lawns shall be regularly mowed and provided with adequate water and fertilizer to remain well established areas of grass. Inspections for pest problems shall take place annually or as needed. An integrated pest management program for lawn and plantings shall be provided by a licensed CT IPM contractor to ensure proper use of fertilizers and chemicals in a restrained manner and only as needed. Proper watering to ensure thriving lawns and plantings shall be provided. Pruning of trees and shrubs, for both shape and health, by a licensed CT arborist, shall occur at least annually. Perennials and ornamental grasses shall be cut back, divided and/or thinned as needed.

- 3-ASFF\_2.5
- 10-IVLH\_3
- 6-RPJM\_3
- 6-IVRS\_3
- 3-PPG\_5
- 7-IVLH\_3

Rev. 11.30.15, Revised 3 plant locations for utility box covers  
 Rev. 11.24.15, Revised wall at west PL w/ planting additions  
 Rev. 11.21.14, 2 Plants out of scale  
 Rev. 01.13.15, Approved By Town Council



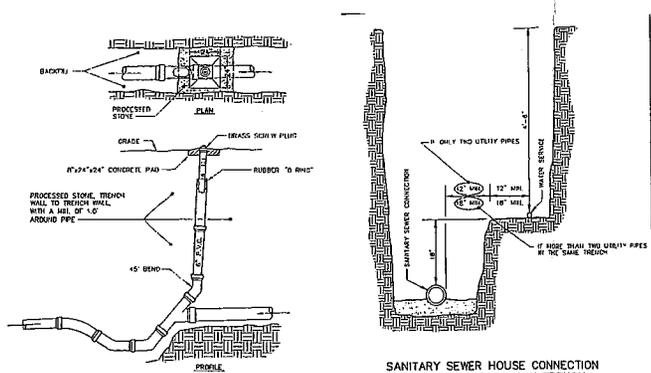
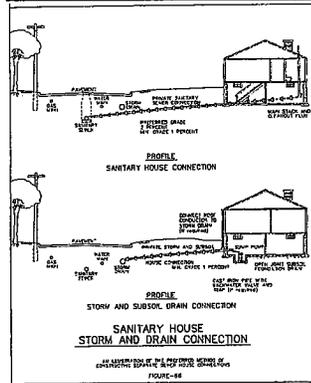
Title 747 North Main Street, West Hartford, CT	
Drawing Number 2.61	Drawn By DLB
Date 10.17.14	Scale AS SHOWN
Planting Plan	



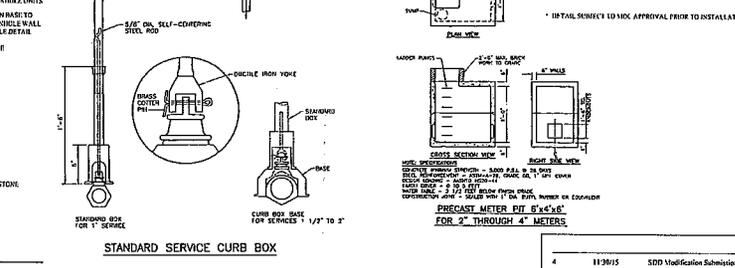
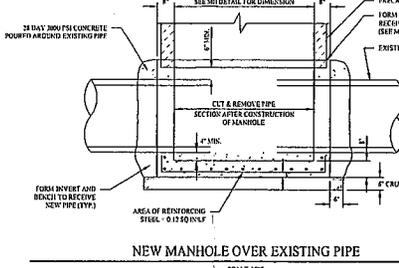
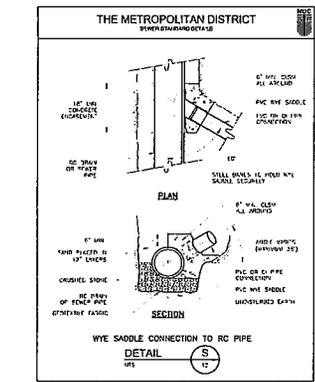
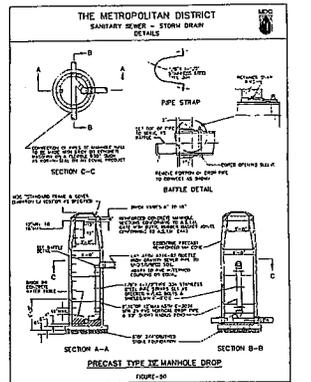
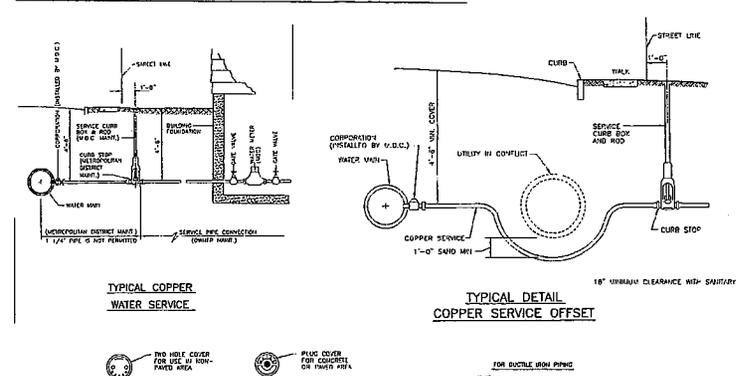
approximate location existing 1.25" hole and according to map entitled "747 North Main Street, New Service From 2550 Albany Avenue, West Hartford", Prepared by Connecticut Natural Gas Corporation, Engineering Department Operations Center, East Hartford, CT.

SANITARY MANHOLE

**SEWER CONNECTION DETAILS**



**WATER CONNECTION DETAILS**



**TRENCH EXCAVATION NOTES**

- EXCAVATIONS SHALL BE MADE IN SUCH MANNER AND TO SUCH WIDTH AS REQUIRED TO GIVE SUFFICIENT ROOM FOR EXCAVATING AND FINISHING THE PIPING OR FOR CONSTRUCTION OF STRUCTURES; ALL SHEETING, BRACING, AND SHORING SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR. ALL SHEETING, BRACING, AND SHORING SHALL BE DONE AND THE BOTTOMS OF THE EXCAVATIONS SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- THE TRENCH FOR THE PIPE SHALL BE AT LEAST 18 INCHES BEYOND THE OUTSIDE OF THE BARREL OF THE PIPE ON EACH SIDE. THE TOP OF THE BARREL OF THE PIPE SHALL BE AS SHOWN ON THE APPROVED DRAWINGS AND THE BOTTOM OF THE TRENCH SHALL BE AT THE BOTTOM OF THE PIPE.
- HOUSE CONNECTIONS, SHALL BE LAID ON AN EVEN-TAMPED FOUNDATION OF COURSE SAND, OR 3/4" CRUSHED STONE OR EQUIVALENT WHICH CLAY, WET, SOFT OR CLAYEY SOIL CONDITIONS EXIST. A 4" MINIMUM THICKNESS SHALL BE USED FOR FOUNDATION OF ALL PIPES. THE MANHOLE SHALL BE THOROUGHLY CONCRETE OR OTHER APPROVED MATERIALS TO THE SPRING LINE OF THE PIPE OR THE ALSO PAVED. SECTION 3.06.01.01.01.01.
- AFTER THE SUBGRADE HAS BEEN PREPARED AND THE PIPE LAIN, THE FILL MATERIAL SHALL BE PLACED AND BUILT UP IN SUCCESSIVE LAYERS.
- AS REQUIRED, AND UNLESS OTHERWISE INDICATED ON THE DRAWINGS, BANK GRAVEL SHALL BE SUFFICIENT MATERIAL FOR BACKFILLING TRENCHES. BANK GRAVEL SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 3.06.01.01.01.01.
- LAYERS OF FILL SHALL NOT EXCEED 18 INCHES IN THICKNESS UNLESS THICKER LAYERS SHALL BE USED IF NECESSARY TO ACHIEVE THE PROPOSED COMPOUND. IN DISCONTINUOUS TRENCHES, LAYERS SHALL BE SLIGHTLY OVERLAPPED OR STIPEDED TO THE TOP TO FACE THE DRAINAGE.

**WATER SERVICE CONNECTION NOTES**

- WATER SERVICE CONNECTIONS SHALL BE INSTALLED BY A LICENSED PLUMBER OR CONTRACTOR WHO IS RESPONSIBLE FOR FURNISHING ALL MATERIALS INCLUDING BUT NOT LIMITED TO TAPPING DEVICES, APPROVED COMPRESSORS, SHUT-OFF WATER CONNECTIONS AND ALL OTHERS AS APPROVED BY THE DISTRICT. THE DISTRICT WILL FURNISH THE METER BOX AND METER. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- SUPPLY MAINS AND DOMESTIC SERVICES ARE REQUIRED TO BE BY SPECIAL APPROVAL.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE ARRANGEMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH, ENVIRONMENT, TITLE 29 CODE OF FEDERAL REGULATIONS AND THE FEDERAL LABOR RELATIONS ACT, AND THE NATIONAL LABOR RELATIONS BOARD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY, EFFICIENCY AND ADEQUACY OF HIS PLANS, APPLICANCES AND METHODS AND FOR ANY DAMAGE OR INJURY WHICH MAY BE DONE TO THE PROPERTY OF THE DISTRICT, OR TO THE PERSONS OR PROPERTY OF OTHERS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS NECESSARY TO COMPLETELY COMPLETE THE EXCAVATION, SUPPORT SYSTEM, FOUNDATION OR SHORING, INCLUDING SHEET PILING, SHIELDING, OR OTHER SPECIAL METHODS. THERE IS TO BE NO DAMAGE TO THE DISTRICT'S SERVICES, UTILITIES, OR OTHER EXISTING UTILITIES OR MATERIALS OR STRUCTURES. ALL THE PROPOSED MATERIALS AND METHODS TO BE USED BY THE CONTRACTOR SHALL BE APPROVED BY THE DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF HIS WORKMEN AND THE GENERAL PUBLIC AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE DISTRICT AND OTHERS. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. EXCAVATIONS UTILITIES WITHIN OR ADJACENT TO THE EXCAVATION OR WHICH IS IMPACTED BY OPERATIONS UNDER THE CONTRACT.
- THE DISTRICT CONTRACTOR SHALL FURNISH WITH THE DISTRICT CONTRACTOR FURNISH ALL MATERIALS INCLUDING BUT NOT LIMITED TO THE CALL TO THE DISTRICT CONTRACTOR. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TRENCH EXCAVATION AND RESTORATION AND SHALL PROVIDE A SAFE AND ADEQUATE TRENCH FOR THE LAYING OF THE WATER MAINS IN EXISTENT TRENCHES.
- THE DISTRICT CONTRACTOR SHALL PROVIDE A 45 DEGREE COVER OVER EACH WATER SERVICE PIPES AND SHALL BE LAID ON A SAND BED 1 FOOT OF SAND FILL OVER THERE.
- DEFERRED TO APPROVAL OF THE WATER SERVICE APPLICATION, THE APPLICANT SHOULD CONTACT THE OPERATIONS DEPARTMENT OF THE METROPOLITAN DISTRICT AT 860-3333 FOR FURTHER INFORMATION.
- ALL SERVICES PROVIDED TO THE DISTRICT SHALL BE SUBJECT TO THE DISTRICT'S POLICY AND SHALL BE SUBJECT TO THE DISTRICT'S POLICY AND SHALL BE SUBJECT TO THE DISTRICT'S POLICY.
- WATER SERVICES BEFORE THE DISTRICT OF 1/2" AND 3/4" SIZE SHALL BE OF TYPE C COPPER TAPPING. NO OTHER MATERIAL IS ALLOWED.
- PIPE SHALL BE LAID IN A TRENCH WITH OTHER PIPES FOR CONDUITS UNLESS SEPARATED FROM THE OTHER PIPES BY CONDUITS BY AT LEAST 2 FEET AND LAID TO UNDERGROUND SERVICE PIPES SHALL BE LAID AT LEAST 18 INCHES FROM ANY SERVICE TRENCH. THE DISTRICT WILL PROVIDE THE NECESSARY RECORDS FOR THE DISTRICT WILL NOT BE COVERED BY THE DISTRICT'S POLICY AND SHALL BE SUBJECT TO THE DISTRICT'S POLICY.
- AS SOON AS PRACTICABLE AFTER THE TIME OF RECEIVING THE DISTRICT CONTRACTOR SHALL BE APPROXIMATELY 2 FEET ABOVE THE PIPE. THE TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE ARRANGEMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH, ENVIRONMENT, TITLE 29 CODE OF FEDERAL REGULATIONS AND THE FEDERAL LABOR RELATIONS ACT, AND THE NATIONAL LABOR RELATIONS BOARD.
- AFTER FINAL FILLING AND BEFORE PLACING THE WATER SERVICE PIPES, THE CONTRACTOR SHALL MAKE THE APPROPRIATE ELECTRICAL TESTS IF THE WATER SERVICE PIPES ARE USED FOR THE DISTRICT'S WATER SERVICE. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- THE CONTRACTOR SHALL MAKE A DEMONSTRATION WITH THE DISTRICT TO TEST THE DISTRICT'S WATER SERVICE. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.

**SANITARY CONNECTION NOTES**

- APPROVED PVC ONLY WATER SERVICE PIPES BY LICENSED PLUMBER SHALL BE USED FOR SANITARY CONNECTIONS. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- CONNECTIONS OF THE WATER SERVICE PIPES TO THE PUBLIC WATER MAINS SHALL BE MADE BY AN APPROVED TRENCH. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.
- THIS CONNECTION SHALL BE MADE BY THE DISTRICT'S WATER MAINS. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES. APPROVED TRENCHES SHALL BE REINFORCED AND ACCEPTABLE TO ALL AGENCIES.



Rev.	Date	Description
4	11/20/15	SDD Modification Submission
3	8/20/15	Approval by Town Council
2	8/20/15	Revised Per MDC Comments
1	1/12/14	Revised Per Staff Comments

Graphic Scale: 0 10 20 40

**SOLLI ENGINEERING**

1438 Moore Terrace, Moore, CT 06488  
Tel: (203) 858-5653 Fax: (203) 445-9300

Drawn by:	AK
Checked by:	CIB
Approved by:	SMC
Project No.:	1205101
File Date:	10/1/14
Scale:	N/A
Project:	N/A

**PROPOSED MULTI-FAMILY TOWNHOUSE RESIDENTIAL DEVELOPMENT**

747 NORTH MAIN STREET  
WEST HARTFORD, CONNECTICUT

Sheet Title:	Sheet #:
<b>SITE DETAILS</b>	<b>3.03</b>

November 27, 2015

ITEM NO. 31  
FILE NO. 759

To: Town Council

From: Todd Dumais, Town Planner *TD*

**SUBJECT: 1459 NEW BRITAIN AVENUE  
SPECIAL DEVELOPMENT DISTRICT  
ADMINISTRATIVE AMENDMENT (SDD #6-R1-15)**

I have received an administrative amendment request from Michael Palin (Designer) on behalf of Total Wine & More for revisions to the approved Corbin's Corner shopping center, Special Development District plan (SDD #6), located at 1459 New Britain Avenue. The request is for a minor modification to the building façade.

Attached are the 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) (d)* minor architectural changes. 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 *Thursday, December 10, 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  
John Kemper, Architect  
Subject SDD File

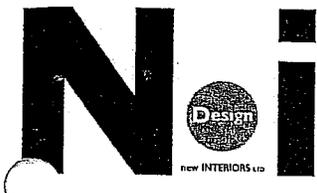
SD/TPZ/SDD/NewBritainAvenue1459\_SDD#6\_Nov15



TOWN OF WEST HARTFORD

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



**Ni Design**

11 Talcott Notch Road  
Farmington, CT 06032  
T. 860 . 678 . 1946  
F. 860 . 678 . 7111  
www.nidesign.net

November 25, 2015

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

Re: Signage & Gable Pediment Façade Modification  
1459 New Britain Avenue  
Special Development District #6

Dear Mr. Dumais,

We are requesting approval for a modification to the existing gable pediment facade. This includes a proposed new tenant signage package that complies with all SDD signage criteria for design and size limitations. These modifications are part of the overall tenant fit-up of an existing tenant (mercantile) leased space in the Corbins Corner shopping center owned by Regency Centers.

Attached you will find drawings Pr1.0 & Pr2.0 (Proposed Exterior Façade Modifications). These drawings indicate the existing conditions of the exterior brick veneer and cornice dental molding trim that is currently on the building. We are proposing an enlargement modification to this gable pediment façade to better accommodate our clients corporate identity signage in a way that does not alter the existing building architectural vernacular in any way. All heights of the existing building elements will be maintained. This proposed enlargement to the façade entails only widening the gable pediment from 23'-3" wide, to 43'-6" wide.

Also you will find on drawing Pr2.0 a set of photographs which establish precedent for our modifications by illustrating existing Corbins Corner Shopping Center façade as well as examples of other tenants that have previously modified there storefront in similar ways.

Additionally, we are proposing a signage package that demonstrates compliance with the required SDD sign criteria for Corbins Corner Shopping Center. Our tenant space has 100 lineal feet of exposed store frontage. Base on town requirements we are allowed 200 Square feet of total signage area. The sign package proposes...

- 1.) Main façade illuminated sign of 178 square feet
  - 2.) Pylon illuminated sign panels 2 faced at 6.5 sq. ft. each for a total of 13 square feet
  - 3.) Suspended non-illuminated blade sign 2 faced at 4.5 sq. ft. each for a total of 9 square feet
- Total = 200 square feet

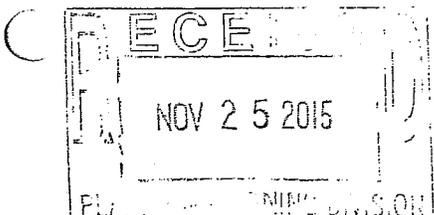
Additionally, checks for the \$500.00 SDD Administrative Amendment Fee, \$60.00 DEEP fee & \$20.00 Public Hearing Sign fee are included with this letter.

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

Sincerely,

Michael Palin  
Ni Design

Cc: Ken Chance, Tenant/ Lessee  
John Hricko, Regency Centers



150 Monument Road  
Suite 406  
Bala Cynwyd, PA 19004

P 610 747 1200  
F 610 664 1098  
RegencyCenters.com

# Regency Centers.

November 23, 2015

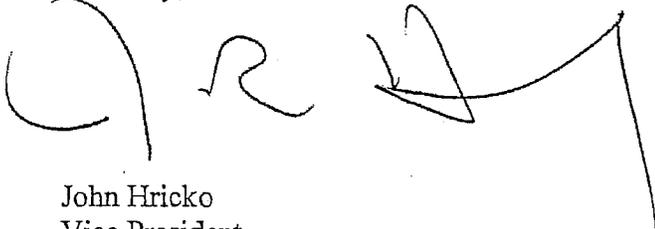
Todd Dumais  
Town Planner  
Town of West Hartford  
50 South Main Street,  
Room 214  
West Hartford, CT 06107

Re: Total Wine & More at Corbin's Corner,  
1449 New Britain Avenue,  
West Hartford, Connecticut 06110  
Façade Alterations

As Landlord of Corbin's Corner in West Hartford, we are aware of the storefront façade alterations Total Wine is proposing. This letter serves as our approval of the general concept of a façade alterations of their premises, as shown on the attachments.

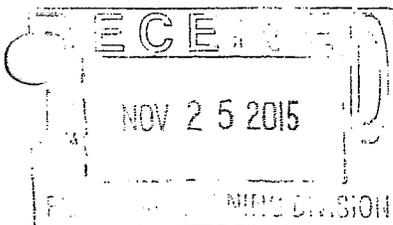
Please feel free to contact me should you have any additional questions.

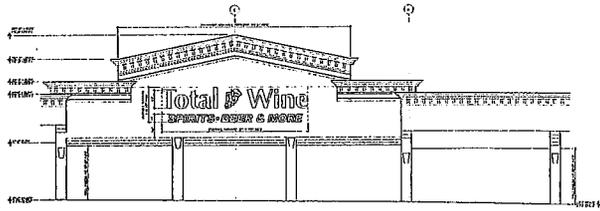
Sincerely,



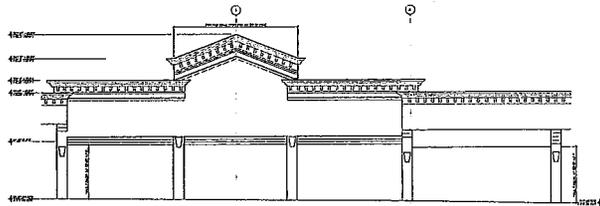
John Hricko  
Vice President  
Regency Centers

cc: Ken Chance, Total Wine & More  
Michael Palin, NiDesign

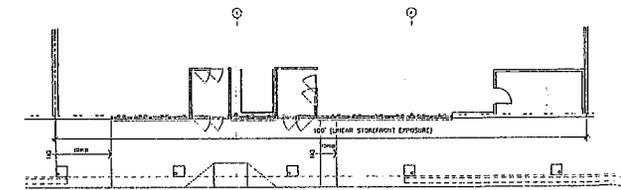




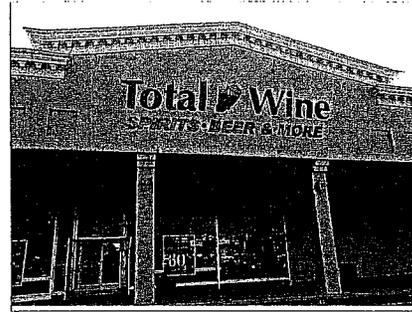
3 ELEVATION OF PROPOSED STOREFRONT FACADE RENOVATIONS  
SCALE 1/8\"/>



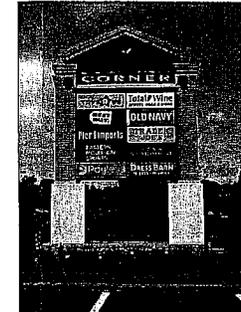
2 ELEVATION OF EXISTING STOREFRONT FACADE CONDITIONS  
SCALE 1/8\"/>



1 PARTIAL STOREFRONT FLOOR PLAN  
SCALE 1/8\"/>



PROPOSED FACADE EXAMPLE WITH IDENTITY SIGNAGE  
SCALE 1/8\"/>



EXISTING PYLON WITH NEW SIGNAGE  
SCALE 1/8\"/>

SIGN AREA CALCULATIONS:

100 linear feet of storefront x (2) = 200 sq ft of allowable signage

Proposed Signage:

1. Main fascia illuminated sign - 6'-6" 1/8" H. x 27'-3" 7/8" W. = 178 sq ft
  2. Pylon illuminated sign (2 faced) - 1'-6" H. x 4'-4" W. (8.5 sq ft) x 2 = 13 sq ft
  3. Suspended blade sign (2 faced) - 2'-0" H. x 2'-3" W. (4.5 sq ft) x 2 = 9 sq ft
- Signage area Total = 200 sq ft



BLADE SIGN WITH NEW SIGNAGE  
SCALE 1/8\"/>



FACE-LIT INTERNALLY ILLUMINATED CHANNEL LETTERS

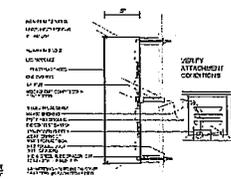
NOTES REQUIRED

LETTER CONSTRUCTION	RECOMMENDATIONS FOR ELECTRICAL ILLUMINATION
<p>CHANNEL LETTERS SHALL BE 1/2\"/&gt; </p>	<p>CHANNEL LETTERS SHALL BE 1/2\"/&gt; </p>
<p>LETTER COLOR SHALL BE BLACK OR WHITE</p>	<p>LETTER COLOR SHALL BE BLACK OR WHITE</p>
<p>LETTER FONT SHALL BE A SANS SERIF FONT</p>	<p>LETTER FONT SHALL BE A SANS SERIF FONT</p>
<p>LETTER SPACING SHALL BE 1/4\"/&gt; </p>	<p>LETTER SPACING SHALL BE 1/4\"/&gt; </p>
<p>LETTER HEIGHT SHALL BE 6\"/&gt; </p>	<p>LETTER HEIGHT SHALL BE 6\"/&gt; </p>
<p>LETTER WIDTH SHALL BE 4\"/&gt; </p>	<p>LETTER WIDTH SHALL BE 4\"/&gt; </p>
<p>LETTER DEPTH SHALL BE 1\"/&gt; </p>	<p>LETTER DEPTH SHALL BE 1\"/&gt; </p>
<p>LETTER FINISH SHALL BE POLISHED</p>	<p>LETTER FINISH SHALL BE POLISHED</p>
<p>LETTER INSTALLATION SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR</p>	<p>LETTER INSTALLATION SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR</p>
<p>LETTER MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR</p>	<p>LETTER MAINTENANCE SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR</p>

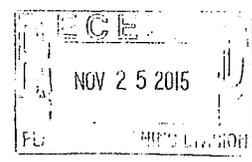
1/8\"/>

SCALE 1/8\"/>

COLOR KEY	RECOMMENDATIONS FOR ELECTRICAL ILLUMINATION
<p>RED</p>	<p>RED</p>
<p>ORANGE</p>	<p>ORANGE</p>
<p>YELLOW</p>	<p>YELLOW</p>
<p>GREEN</p>	<p>GREEN</p>
<p>BLUE</p>	<p>BLUE</p>
<p>PURPLE</p>	<p>PURPLE</p>
<p>TEAL</p>	<p>TEAL</p>
<p>BLACK</p>	<p>BLACK</p>



REMOTE PYLON SECTION  
SCALE 1/8\"/>



**Ni**  
 Ni Design  
 11 Talbot Nitch Road  
 Farmington, CT 06032  
 T: 860-678-1946  
 F: 860-678-7111  
 nidesign@nidesign.net  
 ©2015

**Charles Georgie Associates**  
 346 New Haven Ave., Ste. 4  
 Shelton, CT 06484  
 F: 203-348-2300  
 F: 203-348-2301  
 ARCHITECTS & ENGINEERS, L.L.C.  
 cgeorgie@georgie.net

Date Issued For  
 Pr. 03 IS GLOW SIGN ISSUE

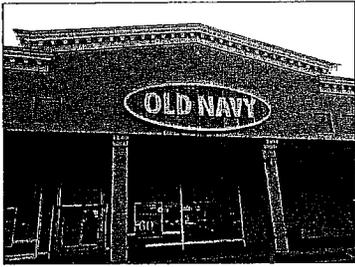
Sq. Ft. 22,845

Total Wine  
 Corbin's Corner  
 Shopping Center  
 1459 New Britain Avenue  
 Suite 19 West Hartford, CT

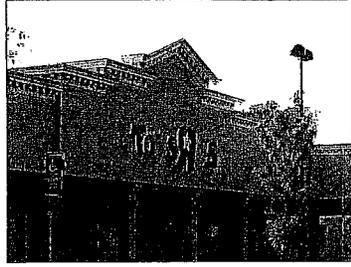
Proposed  
 Exterior Facade  
 Modifications

Job #: 15117  
 Pr1.0

TOTAL FLOORS  
 #1504



1 EXISTING PRECEDENT 'OLD NAVY' FACADE  
SCALE: 1/16"



2 EXISTING PRECEDENT 'TOYS R US' FACADE  
SCALE: 1/16"



3 EXISTING PRECEDENT 'TRADER JOE'S' FACADE  
SCALE: 1/16"



4 EXISTING PRECEDENT 'BEST BUY' FACADE  
SCALE: 1/16"



PANARAMIC OF EXISTING SHOPPING CENTER FACADE  
SCALE: 1/16"

**Ni**  
Ni Design  
11 Talcott Notch Road  
Farmington, CT 06032  
T: 860-678-1946  
F: 860-678-7111  
nidesign@nidesign.net  
©2015

**Charles**  
Corgie  
Associates  
305 New Haven Ave., Ste. 4  
Hartford, CT 06103  
P: 860-261-2000  
F: 860-261-2001  
ARCHITECTS &  
ENGINEERS, L.L.C.  
ccorgie@ccorgie.net

Date Issued For

01.23.15 CLIENT REVIEW 10542

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

So. 11: 22.565 1/16" =  
**Total Wine**  
CORBIN'S CORNER & 650027  
Corbin's Corner  
Shopping Center  
1459 New Britain Avenue  
Suite 119 West Hartford, CT

Proposed  
Exterior Facade  
Modifications

Job # 18117  
1/11/15  
#1504

Pr2.0

November 27, 2015

ITEM NO. 32  
FILE NO. 402

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 1126-1148 NEW BRITAIN AVENUE  
SPECIAL DEVELOPMENT DISTRICT  
ADMINISTRATIVE AMENDMENT (SDD #3-R1-15)**

I have received an administrative amendment request from John Kemper (Architect) on behalf of Harvest Wine and Spirits for revisions to the approved Elmwood Shopping Plaza, Special Development District plan (SDD #3), located at 1126-1148 New Britain Avenue. The request is for minor modifications to the building signage and building façade.

Attached are the 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) (d)* minor architectural changes and *(f)* the size of signs. 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 *Thursday, December 10, 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  
John Kemper, Architect  
Subject SDD File

SD/TPZ/SDD/NewBritainAvenue1126-1148\_SDD#3\_Nov15



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

# Kemper Associates Architects, LLC

790 Farmington Avenue • Building #2  
Farmington, Connecticut 06032  
(860) 409-7155 • Fax (860) 409-7160  
www.kemperarch.com

October 27, 2015

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

## Re: Signage and Façade Changes

Dear Mr. Dumais:

We are requesting a minor revision to the approved set of drawings in relation to Elmwood Shopping Center (or Elmwood Plaza) located at 1126 - 1148 New Britain Avenue that will include a change to the building brick façade and signage.

Attached you will find drawing A-1. This drawing indicates the revisions proposed to the existing exterior elevations. On the South elevation we propose adding a stone veneer "Kentucky Ledge Stone" to the exterior of the wall below the existing storefront windows (approximately 12" high).

On the West elevation, we propose removing approximately 25 feet of store front glass and infilling with painted gray brick for 20 feet, in a fashion that would be continuous with the rest of the plaza. The remaining 5 feet will be stone panel to match the stone veneer below the windows on the South elevation. The remaining store front windows will have stone veneer installed below to match the South elevation.

These minor textural elements will further support the identity of our store "Harvest Wine and Spirits 2" space from the adjacent tenants in the plaza.

We will provide a sample of the "Kentucky Ledge Stone" veneer to your office, should you require it.

Additionally, we are proposing a minor revision to the signage as depicted in the drawings:

Additionally, the \$560.00 SDD Administrative Amendment Fee was delivered under separate cover to your office today. If you any additional information, please do not hesitate to contact our office.

Sincerely,

  
John W. Kemper, Jr.  
Architect

# Kemper Associates Architects, LLC

1986 \* 25th Anniversary \* 2011

HARE ASSOCIATES, LLC  
c/o M.J. Neiditz & Company, Inc.  
433 South Main Street, Suite 328  
West Hartford, CT 06110

November 10, 2015

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

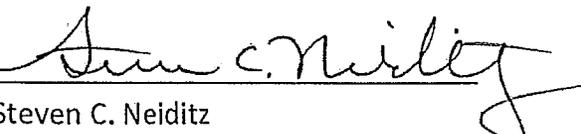
Re: Neeraj Gupta d/b/a Harvest Wine & Spirits 2 Corp.  
1128-A New Britain Avenue West Hartford, CT 06110

Dear Mr. Dumais:

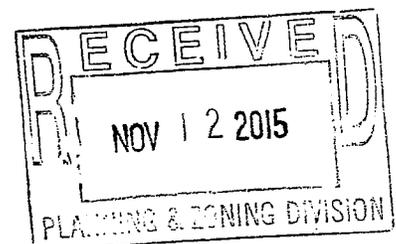
Please be advised that the Landlord, HARE Associates, LLC, approves the exterior plans submitted by the above referenced Tenant.

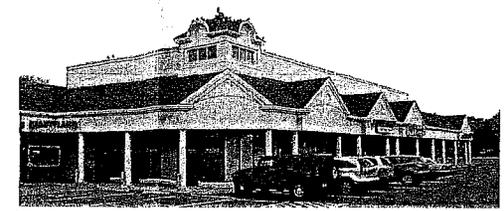
Very truly yours,

M.J. Neiditz & Company, Inc.  
Managing Agent for HARE Associates, LLC

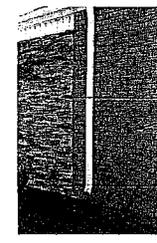
By   
Steven C. Neiditz  
President

Cc: Seth Epstein  
Neeraj Gupta



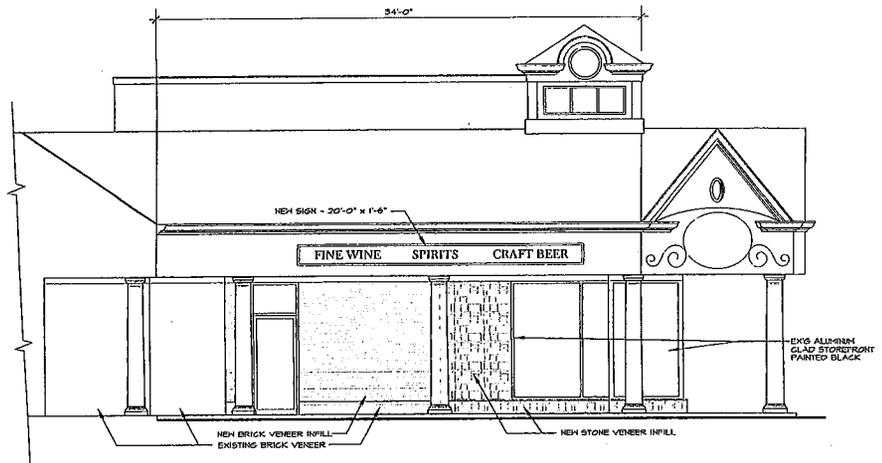


EXISTING SITE PHOTOS



STONE VENEER - KENTUCKY LEDGE STONE  
PAINTED BRICK - GRAY

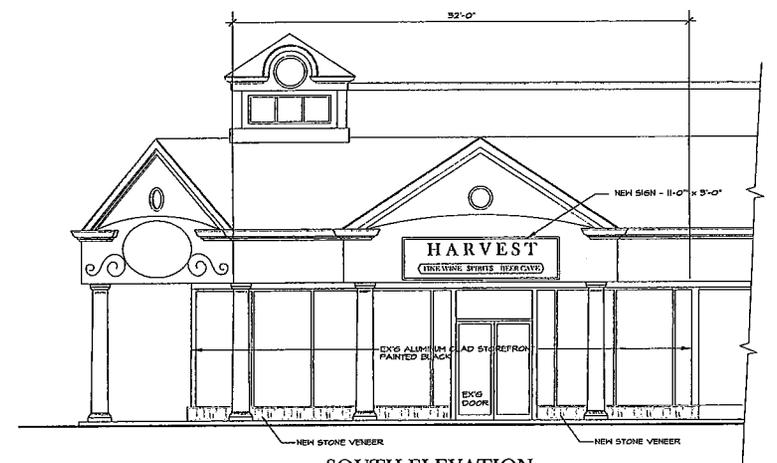
PROPOSED MATERIALS



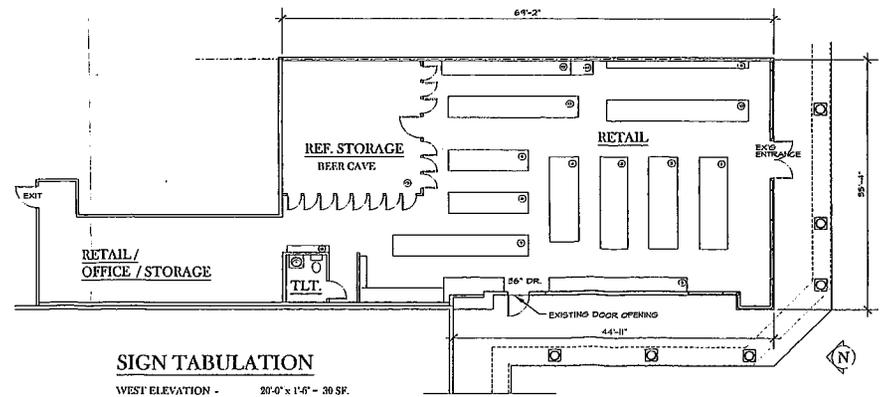
WEST ELEVATION  
SCALE 1/4"=1'-0"



SOUTHWEST ELEVATION  
SCALE 1/4"=1'-0"



SOUTH ELEVATION  
SCALE 1/4"=1'-0"



SIGN TABULATION

WEST ELEVATION -	20'-0" x 1'-6" -	36 SF.
SOUTHWEST ELEVATION -	8'-0" x 4'-0" -	32 SF.
SOUTH ELEVATION -	11'-0" x 3'-0" -	33 SF.
TOTAL AREA =		91 SF.

FLOOR PLAN  
SCALE 1/8"=1'-0"  
NOV 23 2015

© 2015 KEMPER ASSOCIATES ARCHITECTS, LLC  
COPYRIGHT WARNING: FEDERAL COPYRIGHT PROTECTION  
EXTENDS TO ORIGINAL AND MODIFIED DERIVATIVE PLANS,  
AS APPLICABLE TO INTENTIONAL AND UNINTENTIONAL  
INFRINGEMENT, AND PROVIDES FOR SPECIFIC STATUTORY  
DAMAGES, BOTH CIVIL AND CRIMINAL. THESE  
ARCHITECTURAL WORKS ARE COPYRIGHTED AND PROTECTED  
BY TITLE 17 OF THE U.S. STATE CODE AND REPRODUCTIONS  
ARE STRICTLY PROHIBITED AND FORBIDDEN.