



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

RECEIVED

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

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:

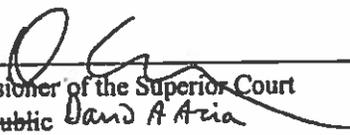
The names and addresses of any persons, firms, or corporations having a direct or indirect interest in a personal or financial sense in the request of DHR North Main Street, LLC, to amend the SDD site plan approval, all as set forth in the documents and plans filed with this application, are as follows:

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 2nd day of December, 2015.


Commissioner of the Superior Court
Notary Public David A. Ariza
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]
Sent: Tuesday, December 01, 2015 10:31 PM
To: Kevin Solli
Subject: Fwd: RE: Outreach...

Response

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

From: "Kevin Kobelski" <kobel9@yahoo.com>
Date: Dec 1, 2015 10:28 PM
Subject: RE: Outreach...
To: "dhraisner@gmail.com" <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](tel:8606045577)

(f)
West Email Response

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

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

From: <brianwest2@aol.com>
Date: Dec 2, 2015 8:43 AM
Subject: Re: Delivery Status Notification (Failure)
To: <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.

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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 eastside of the wood fence.

You also acknowledge that we ^{are planting} may be 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 arborvites planted on your property last month ^{and if they prevent growth so they die the arborvites} will be replaced with another green giant of the original size. J.H.
C.R.
DHR

Thanks,
David H. Raisner
DHR North Main Street LLC
8606045577

Jeff and Claire Reiner

Date:

Claire Reiner

11/7/15

Jeffrey A. Reiner

11-7-15

DHR

11-7-15