

TOWN OF WEST HARTFORD PUBLIC HEARING
APRIL 25, 2016
7:25 p.m. Legislative Chamber

ORDINANCE PERMITTING INCREASED DENSITY IN THE CENTRAL BUSINESS ZONE:

President Slifka: Okay, we're going to call the 7:25 Public Hearing to order. This is on Ordinance Permitting Increased Density in the Central Business Zone. Roll call, please, Ms. Labrot.

Councilors Barnes, Cantor, Casperson, Davidoff, Hall, Kerrigan, Slifka, Wenograd and Williams were present.

President Slifka: Thank you, Ms. Labrot. Okay, we have, obviously, a large crowd for this tonight from what we understand and this is the, I think, the third time the Council has had a Hearing on this and so the presentation that was made on it was made at the initial Hearing and that wasn't nearly as well attended, so we thought for the benefit of those that're here and anyone who might be watching on television, that Mr. Dumais, the Town Planner, is going to do a, a summary of, of the presentation and then we'll continue the Hearing from there. So Mr. Dumais, I'll turn it over to you.

Mr. Dumais: Thank you, Mr. Mayor. For the record, Todd Dumais, Town Planner. For those in the public, this is a modified version of the presentation that the Mayor just referenced but it still touches upon all of the critical issues. We're here to talk about a proposed Ordinance amendment change to our BC Zone. For those of you who know or don't know, our BC Zone is our, one of our two most intensively zoned districts in town, primarily in the West Hartford Center, the image on the lower left over here. This is, you know, what we think of as the Center. Blue Back Square is in this area, two outlined BC-Zoned properties on Farmington Avenue East, and there's also a small pocket of about 20 parcels zoned BC in the center of Elmwood or Elmwood's traditional Center. These areas are important because, as zoned and as our Plan of Conservation and Development indicates, these are the areas of town where the land use is supposed to be the most intense so that way we have a vibrant and vital, the elements of vitality for our Central Business District can be supported. Pedestrian-oriented uses are encouraged at street level to ensure the intensity of these uses. Residents, professional office, and other uses compatible with the retail nature of the CBD are permitted, although if residential, it's recommended on the upper floors. So we're here to talk about a specific amendment to the BC Zone. What we're not here to talk about is a change to the underlying BC Zone itself. So we call that the as-of-right characteristics of the BC Zone. We're specifically here to talk about an amendment to 177-16.6, which is Alteration of Standards in the BC Zone. This amendment would potentially, limit the, permit the ability to apply for and seek approval under the proposed standards that I'll go through in a moment through the use of a Special Development District application approval process. It does not propose any changes to the underlying or as-of-right standards in the BC Zone. Key changes that we're proposing as part of this amendment. Currently, the BC Zone has a permitted floor area ratio. A floor area ratio is the ratio of the total gross floor area of, of a building on a site to its lot area, so that's represented as a ratio. So for

instance, if you had a 10,000 square foot parcel and we had an FAR of 1, you could build 10,000 square feet of building on that parcel. That's where that ratio comes into play. So we're proposing an increase from 1.25 to 1.75. We're proposing an increase in building height from three or four stories to five stories. The BC currently permits a four story height limitation, and if you're doing purely residential, it's limited at three stories. So we're suggesting that could be increased from three or four to five and then there's another exemption for private parking garages from FAR. Each of those above-noted changes would only be available upon application to the Town Council for approval of a Special Development District Plan and further provided that certain criteria are met. Now, I'm gonna go through these criteria because they're very specific and they outline the amount of control that the Town Council would have, even if this Ordinance or a version of this Ordinance were to be passed. Any project that comes in seeking use of any of these standards would still hafta go through a Public Hearing process, community outreach, there would be specific architecture, landscape architecture, specific traffic information and parking information. There'd be a very detailed plan before the Council and for members of the public who are interested in that specific project if one should ever come in utilizing any of these standards. If one does, the Town Council must find adequate parking exists to meet the needs of the proposed development. The Council must find adequate street capacity exists on adjacent streets to accommodate traffic projected to result from any increased intensity of use above what's allowed as-of-right. The Town Council must find appropriate bicycle and pedestrian amenities, such as but not limited to bicycle storage and/or parking benches, pedestrian walkways are provided. Within the BC Zone, the maximum floor area may be increased from 1.25 to 1.75 if the floors above the ground are used for residential purposes. Within the BC Zone, maximum building height for buildings containing residential units on the upper floors may be increased from three to five stories, provided that if the ground level of the building façade is adjacent to a public street right of way, the corresponding fifth story must be set back an additional 15 feet from the façade of the story directly below. The Council may waive this set back requirement in situations where the building otherwise incorporates an alternative architectural design feature, which adequately mitigates the impacts of said height. And lastly, within the BC Zone, the area of the private parking garage, which provides dedicated parking spaces for the use of residential tenants, commercial tenants, and/or their patrons and guests shall not be included in the calculation of maximum floor area ratio, provided that all sides of said garage are enclosed by landscaping, architectural screening, active commercial and/or residential tenant space excepting those portions which require a vehicular pedestrian access. Really quickly, for those that don't know, I just wanna show an example of that upper story setback limit. So I referenced if the fifth story of any proposed building is gonna come in and be used for residential purposes, the image on the left of the street, that represents a 15 foot setback requirement. The idea behind this is any increase in building height would, the, the impact on a pedestrian user of our rights of way, our sidewalks and our streets, that setback would be mitigated because from the ground level, from the user, you wouldn't perceive that fifth story because of the setback. It would fall behind your view shed. So these numbers didn't come out of thin air. We did an existing conditions analysis of the entire BC Zone throughout the Center. There are 67 BC-zoned properties in the Center, about 53 acres in total. Of those 67, I think 63 are actually developed or improved buildings. The rest are vacant or are perhaps park land. Median year built, 1939; median FAR of 0.855, which is about 69 percent of the permitted maximum as-of-right in the zone today; median height is two stories. Approximately 28.5 percent of all the parcels within the Center are currently nonconforming with, like, with respect

to floor area ratio. Additionally, about 39 percent of the remaining parcels could not add any additional square footage because of FAR limitations, so you know, I coined a phrase, these are kind of effectively built out. So to kind of put it, a picture to what we just talked about, this is 1 South Main Street at the corner of South Main and Farmington Avenue. Three story building. Obviously built before modern zoning took place. Its FAR is 2.8, obviously above the 1.25 allowed, so it's considered an existing nonconforming parcel. A different type of parcel that I referenced would be an effectively built out parcel. The Plimpton's building, it sits on about 0.3 acres. Its FAR is slightly over what's currently allowed at about 1.29. If it were to even add a third story on that building, it could not because it's in excess of current FAR allowance. An important thing we touched upon last, last Public Hearing and, and had a continued conversation with our Planning and Zoning Commission is that this type of change is completely consistent with our Plan of Conservation and Development. There is a very quote, "Considering the limited availability of land and the desire to achieve sustainable community growth, future growth should be thought of in terms of appropriate density, mixed land uses, and redevelopment within our existing commercial districts." What have I, I have included here is a map from 1924 of our zoning at the time. That's our first snapshot of zoning in town and then fast-forward to today, you know, 2015 zoning map. What you can see here, all these areas in black and zoned D or E are essentially, we hafta translate them for it but most of the traditional Center Business District as zoned back then. Of course, we didn't call it that. We didn't have FAR limitations. We had substantially different height limitations. Initially, there were none then a three story was adapted and it, and it changed throughout the years. But what I do think is relevant about this image is that for 90 or 92 years there's been relatively little outward expansion of our BC Zone and our Center with the exception of this little block down here, South Main, LaSalle and Ellsworth. There was a little bit of expansion. So it's remained relatively intact and confined within the limits actually established kind of back in 1924. If we wanna see continued growth in the Center as the Plan of Conservation suggests we, we should, we should consider appropriate changes to that zoning in terms of density and I think that's probably what we're here to talk about is what is appropriate in terms of building height and possibly FAR. That kinda concludes my brief summary of the proposed Ordinance change, a review of where we were and I'll be available to answer any questions from the Council or obviously after the members of the public have had an opportunity to speak.

President Slifka: We'll, I'll go around the table and see if anybody, for those that're here and may not have seen a prior Hearing, the Council did spend a substantial amount of time asking questions at that time, so we don't want you to think that any silence at this point is from lack of interest or anything. We just don't wanna go over everything again. We'd rather hear from you guys but one thing maybe I'd ask you to, to revisit, Mr. Dumais, is from the initial Hearing and some feedback we got then to all the way through today, we've had a, obviously a number of residents contacted about this and a lot of it has been in response to sort of the headline that, well, the Council considering raising heights to five or six stories and absent any other information, you can see how that might be a little bit alarming. Can you address the real limitations of that within what you've proposed?

Mr. Dumais: Sure. I think first and foremost, the Council's considering an amendment that would permit someone to bring an application forward. So this change, if it were to be approved, would not allow anyone to go out and build anything as-of-right, so we'd be locked into what we

have today. Only if someone wants to utilize one of these standards and if they can meet the criteria that the Council must find could they then come back in and potentially get a, up to a five story building that was mixed use with ground floor commercial and residential on the upper floors approved if the Council goes through a series of significant findings to make sure that that proposed development's compatible with adjacent land uses. The traffic, it's not gonna negatively impact traffic or parking and that it adequately provides for parking for that new development.

President Slifka: I, I believe during, and correct me if I'm wrong, but I believe during the first Hearing when we covered this, this topic, that you indicated that, you know, it's, I don't wanna put words in your mouth, but that, well, there's only so many properties that really could go up to five or six and more likely, you know, they're gonna go up by one story from what they have and so that kinda took the, the, I'd say the level of concern down but it made it look a lot more modest...

Mr. Dumais: Sure.

President Slifka: ...I guess from what the headline said and so if I'm right, could you, could you cover that again?

Mr. Dumais: Yeah. Mr. Mayor, I think that's a fair statement. When you look at the requirements to be able to provide for new parking for any development, we're suggesting you hafta do that through construction of a garage either below grade or above grade. To be able to build a garage, you're gonna lose a lot of efficiency and eat up a lot of your real estate. A parking garage, a single parking space under our standards requires 400 square feet of area to fit one parking space in so if you multiply that by the number of spaces required to accommodate any type of use, there's a significant square footage requirement to build a garage, which means you hafta have a significantly sized in dimension parcel to really effectively be able to take advantage of that. So as you could see in this map here, it might be hard to see, but the Center is comprised of many smaller-sized parcels that weren't likely unless they were assembled with other parcels and merged together to be able to accommodate any significant redevelopment without, you know, providing for parking. So I think the, the net effect is there's just probably a handful of parcels that would be able to utilize these standards and come in and, and make a finding that, you know, they could provide that adequate parking as required.

President Slifka: And just one more point on that. So the, I think the first time around I didn't, I didn't mean it this way but I'll say it again that so but worst case scenario if you're, you know, sort of if you're somebody who doesn't like this or you're really concerned about it and what you think might occur notwithstanding what, with the limitations that you, you stated for the record, that there could come a time when, if you went straight down Farmington Avenue between LaSalle and Main, that it would all be six stories, that, I believe, again, in your testimony the first time around was, well, the only way that could occur is if somebody assembled all the properties and knocked the buildings down and then started again and, and got the garages underneath, etc. And that would be looked at most likely askance by the, by the members of the Council and the Council would have the opportunity to say no to something like that because it would come to us through a Special Development District application, right?

Mr. Dumais: Correct. A series of Webster Bank-type buildings, you know, worst case scenario and that's actually even an extreme exaggeration. Because they're under the Special Development District approval process, unlike an as-of-right development, we have complete control over architecture, design, and form. We have an excellent Design Review Advisory Committee that we really, if you ask any developer, they ask for the highest quality architecture, materials, form, and function of a building prior to it even being submitted as an application. So the Webster Bank building, not that there's anything wrong with that, but its architecture is kind of a little bit dated and that went through, a what we call an as-of-right development as did Town Center across the street. You know, our newer buildings that have utilized the Special Development District approval, 24 North Main, 11 South Main, you can see those buildings generally have that same character as the traditional buildings in the Center that I think we all know and love.

President Slifka: Okay. I'm gonna stop now. Thank you for that. Anybody else have anything you wanna cover? Mr. Williams.

Councilor Williams: Thank you, Mr. Mayor. Mr. Dumais, I, I have a question that occurred to me. So we have current, you know, full regulations in place right now. What's your understanding as to the policy of reasons that the Town adopted those and why they are in place as they are currently?

Mr. Dumais: Sure. Generally speaking, you know, we'd hafta go back to probably 1967. Don't quote me on the year but I think the late 60s was the last comprehensive zoning rewrite in which we actually adopted what I would call our modern zoning standards, which included FAR. Generally speaking, they control the bulk mass and, and size of a building. It's not an, you know, 100 percent effective tool 'cause it doesn't control architecture but they try to control how large of a building you can build relative to its lot area. So at the time that 1.25 was seen as the appropriate number. Preceding that, it was lower. It was bumped up to 1.25. As you can there're, you know, over 30 percent, roughly 30 percent of the parcels that grossly exceed that or slightly do. In the late 80s and then again in the early 2000s, this same approach was taken for the Central Business District high density or intensity zone, which is what most people consider Blue Back Square, so just east of the traditional Center and there, there was an amendment that permitted that 1.25, which still exists as, as-of-right but you could request up to a 4 FAR and that's how Blue Back Square was essentially developed, utilizing that alteration of standards. They also permitted up to six stories in height in that zone. We're suggesting something that's much less intense than an increase to 4 FAR or up to six stories.

Councilor Williams: That's great but I guess what I'm getting at is do you have an understanding, I mean, obviously you weren't here at the time but you know, why did we cap the height of the buildings at the certain heights? Do you know? Is it, was it aesthetics? Was it a concern for foot traffic? I have no idea but do we have an understanding of that?

Mr. Dumais: No, we'd hafta go back and see what the reasoning was.

Councilor Williams: Okay.

Mr. Dumais: I mean, generally, you try to cap it at what could be achieved by, you know, developing a site and also controlling for what the Town's Plan of Conservation and Development. Back then, I don't know what that said if we even had one in place. In '60, probably in the 60s but preceding that, we certainly didn't even before then. We'd hafta really go back and see what the vision for the town was back then to get an idea of how the zoning, which is our tool to implement our Plan or our vision, was utilized.

Councilor Williams: Okay, thank you.

President Slifka: Thank you, Mr. Williams. Mrs. Casperson.

Councilor Casperson: Thank you. Mr. Dumais, I just have a quick question. When we're looking at the setback, you said for the fifth floor only residential would be set back? If we were doing commercial, would that not be set back for the fifth floor?

Mr. Dumais: Yeah, what we're proposing is if the building fronts street frontage that any, and it's utilizing any of these alteration of standards that any of the levels above the first floor but particularly the fifth floor must be set back that 15 feet and that would be restricted to residential.

Councilor Casperson: I just, oh, restricted to residential?

Mr. Dumais: Yes. The uses are restricted to residential to get up to, to the fifth story.

Councilor Casperson: Great, thank you.

President Slifka: Okay. Anyone else? Okay. With that then, let's, unless you have something further, Mr. Dumais, let's, we'll go to the signup sheet.

Mr. Dumais: Yeah. I, I had a map that didn't appear but maybe I could bring it up 'because the question may come up from the public so if you just bear with me for one moment...

Mr. Van Winkle: While he's talking, you know, the, there's been talk about adding a third story to a building. Building codes make that really hard to do. You just can't add a story to a building. These buildings were built under codes that couldn't support that third story that require all sorts of different things to occur today. So in order to take a two story building and put a third story on it, you more than likely would hafta tear that building down in order to do that. It makes the economics of the, the, the idea of a development for a third story, fourth story, even a fifth story not work well as you lose your building, your rent, you're shut down for a while and then you gotta build a sizeable underground garage underneath your building. So it's not likely that we're gonna see a lotta people go, oh, this is great. Where we have, might have some empty space in the Center, potentially there is something there but it would hafta be something you could get a yield out of it to be able to make this kind of investment, so it's unlikely we'd see a whole lot of new development based on what we're talking about here. It is an effort to eliminate the nonconforming uses and to allow what we're seeing today is a demand to live in a more urbanized place. There's a very strong demand in, across the nation for empty nesters and younger people both, looking to live in a place where you can walk out the door and enjoy the amenities of a more urbanized place, which West Hartford has.

President Slifka: Mr. Dumais.

Mr. Dumais: So this map and I apologize, I didn't have the most up-to-date version when I covered this slide. This map here shows the BC Zone in our traditional Center. All the areas in

red are either one story buildings or parcels, four of them, with no improvements so there's no building and it shows the streets as well. I left that on there to kinda show the extent of the, the BC Zone. And I said the median height of the buildings was two. All of the orange parcels are two story buildings and then the parcels in green are three and then the parcels in blue are five. So when we look at those in total, our three, our five story buildings are about 8 percent of all the buildings in the Center. Three story, 11, and then still the vast majority and I think this came through in, in the neighbor's concern. I think they actually had the number a little bit low. It's closer to probably 80 percent, one or two stories. So I just wanna, I thought that was an effective tool to visualize height of buildings in the Center but also to recognize that the Center is not disconnected from, you know, the BC Zone doesn't define only the Center. Over here, Blue Back Square. We know it's a different zone but we have five story buildings, a six story building. Right here on Farmington Avenue, the Hampshire House, that's a seven story building. It's been there for well over 50 years. Across the street, the West Hartford Inn, that's a five story building built on top of a parking garage, so it's four stories on top of a garage. So I, I thought that was just an important point just, just to put out and visualize.

President Slifka: Thank you. All right, with that, we will get to the signup sheet. And just have, I'm gonna say your name but if, when you get here, if you could just state your name and address for the record. The first speaker is Scott Falk. Well, you know, in our experience, it's sometimes help to keep it down just 'because people might make reference to it if that's okay.

Mr. Falk: Good afternoon. My name is Scott Falk, 25 Arapahoe Road. I took some notes. I'll look at them, but frankly, my opinion about this whole thing has changed even during this discussion. I'm one of the people who signed the letter you received this afternoon; 111 residents signed the letter this afternoon. We object to this proposed Ordinance as it relates to our traditional West Hartford Center.

Audience member: Could you speak up, please?

Mr. Falk: I'll lean in. How's this? Better? Quick background. We are not anti-development. We're not anti-business. We want smart commercial growth and perhaps Blue Back Square is smart commercial growth. We don't want four, five, six story buildings in our neighborhood. None. Not one or two. Not broken teeth out of a one and two story buildings. We don't want them. They fit very well in Blue Back Square. You can fit 'em aesthetically. It's, it's a great place to shop but it's not, it does not belong here. And by the way, I, I'm worked up primarily because I've spoken to 110 of your constituents in the last day. I learned about this on Thursday. I don't read the paper. I don't watch TV. I was disappointed. I thought that the Council, I thought the town had my back. I, I learned about it on Thursday. By Sunday, my children and my wife and I were hitting the doors, door-to-door. We dropped 130 copies of our letter in our neighbors' boxes. We met with probably half that many people face to face. We had an extreme discussion with some people. Some people are very, very mad. The vitriol directed toward this process and toward the Council that was visited on me is impossible to explain. I didn't even, I didn't see it coming. I wasn't this upset 'til I just saw this and now I'm, I'm as upset as some of the people. I got emails. I got, I got cornered. I got emails that're this long when I just said, hey guys, let's go, let's talk about the proposed Ordinance. There's a lotta really angry people out there and, and I'm angry now, too. Forgive me. I have two points and these are, these are self-

evident to residents of the community, to you and to us. Not to developers. The first is this is a plain, old bad idea as it relates to our town. 1929, it was, the roads were just getting paved then. This place, the reason that the commercial district didn't expand is 'because there are homes there. It works like it is. It is the crown jewel of West Hartford. West Hartford is the crown jewel of our, of our State. This is a great place to live. We all love it. And frankly, we all respect you. This is a difficult job. You're, you're called upon to make very difficult decisions. But this isn't one that we should go into so lightly. I, I heard the Town Planner change and you know, frankly, I read the, I read the transcript for the meeting. I had some time over the last two days to catch up on what was going on while I was raising my children. Town Planner, I, and now he's taking, he's pulling it back a little but lemme just quote. These are his words not mine. "If everyone came in and thought this Ordinance was a great idea..." and by the way, this is his worst case. I got it. But worst case is what we should be planning for. "...if they all thought it was a great idea, I think we would end up with something potentially akin to a bunch of Webster Banks or Town Centers with an additional story on top. So you would see the kind of size and mass throughout the Center if you could make every parcel work." And I just heard, we just walked it back and every parcel doesn't work but I live across the street from the back of the S.K. Lavery building. There's a huge tract of undeveloped land. And pardon me, I used to be a lawyer. A couple of smart lawyers much smarter than me could spend two hours and a, a six-pack of beer and figure out how to stitch this together and I'm not, I'm not impugning the motives of the developer but these worst case scenarios inevitably come true and people are paid thousands of dollars an hour to make them come true. I don't want that in my town. I don't want it on my street. Blue Back is isolated. It's surrounded by commercial development. There're a couple of houses that used to face essentially a toxic waste dump, an abandoned car dealership. It's an improvement for them. In my neighborhood, that's not the case and every day I pull outta my driveway and I see the back of the Town Center Garage and I think, wow, that was a great idea. Nobody wants four, five, six story buildings in the center of town. And the second thing and I, and I appreciate that this has been going on for a while and we missed the early meetings but I feel like the notification was very poor. And a lot of the citizens thought so, too. They thought that the Council of the Town would have their back. And I'm not pointing fingers. You did what you had to do. But when the Council asked the Planner should we do more, the Planner said no. So I appreciate the fact that you tried. You did ask. But the Planner said no, we don't, we did the statutory thing. What happened in the case of the business community was entirely different, affirmatively sought out the opinions. They didn't come to you. You went to the Chamber of Commerce, to the landlords, the tenants, the small businesses. You sought their opinions and, and, again, I'll, lemme see if I can find my quote. He brought the amendment and the concept forward with West Hartford Center merchants, the Chamber of Commerce and discussed it and had gotten feedback that it reflected. And nobody even wanted to put a sign out in front of the, in front of the Center to tell the residents? I, it's outrageous. Look, it, the bottom line. This is a horrible idea. The residents will be strongly against it. The consequences of opening this door will make it impossible to close it. You can't undo these zoning changes. If the notice had been gotten out quicker, my experience again, over the last days, 130 people, I, I dropped letters. You have those letters signed by 111 in one day with my two little twins knocking on doors. And that's just as far as I could walk, so I, I ask you to consider rejecting the proposal. It was a bad idea and had everyone known about it, you would've heard from us a lot sooner. I apologize for being frustrated. It's obviously an emotional issue. We all have a lot invested here. You have a hard job to do but we ask you to

really think about what affects the existing residents and the taxpayers. My final point, I think, is, on, on this letter, the people who signed this letter, their investment in this community as an aggregate is multiples of what the developer is. We have tens of millions of dollars on this letter already invested in West Hartford and we vote. Please consider rejecting the proposal on our behalf. Thank you.

President Slifka: Thank you, Mr. Falk. The next speaker is Richard Camargo.

Mr. Camargo: No way am I gonna be able to top that. Just a few comments. My name is Richard Camargo. I live on 85 Four Mile and I also live on 11 Arapahoe Road, okay? In reference to the Town Planner, what amazes me is that it states here that the Town Planner agrees that the worst case change would be allow, to allow LaSalle and Farmington Avenue to be aligned with large buildings like the Webster Bank. When I saw Town Planner, how can one person speak for a large community is beyond me. I, I'm not quite sure how that got there. The other thing is...are we going to use the Webster Bank to align ourselves with the rest of LaSalle Road? Why do we have to align ourselves with Webster Bank? We don't even hafta go there with that. There's no reason for it. Did the rest of the apartments and buildings in New York City, did they align themselves with the Empire State Building? No. You don't need to be aligned, you know. Buildings, erratic, up and down, architectural designs make the community. LaSalle Road is extremely special. They do a great job on, in their restaurants. The character of it. People come in because they like LaSalle Road and Farmington Avenue. They don't wanna see stainless steel. They don't wanna see conformity. They don't wanna see same size buildings. No way. It's as, as simple as that. By the way, using the, using the West Hartford Inn as a five story, I, I'm embarrassed of that place. It, it's a shame that we have that West Hartford Inn there, five stories, probably our ugliest building in the Center. Property value. I, I don't see how this is going to increase property value for those people that live on Four Mile, Arapahoe, Woodrow, all that area because we may be the lucky ones to see the backside of a five story building. I don't wanna see the backside of a five story building and neither does anybody else. One of the things that you could consider here is if you want to keep the character of LaSalle Road, why don't we eliminate it as a street and use it as a major walkway, okay? Park out some other place and really design LaSalle Road. They just sold two very big, large pieces of property, the Sinatra buildings. They could design those, keep it at a reasonable height. Design that street and you'll get more people coming there to, to dine and, and do whatever business. And my last statement is who or what group of people are requesting this change? I haven't heard anything about that. It's, it's amazing. So few are not being represented by so many. Thank you very much.

President Slifka: The next speaker is Jeanne Graves.

Ms. Graves: Excuse me, I'm Jeanne Graves and I really didn't intend to speak.

President Slifka: Oh, okay.

Ms. Graves: I came to listen but I will, I will at least say...

President Slifka: If you, if you are going to speak, even if it's briefly, we do hafta have you come up to the mic and identify yourself. Sorry. And state your address for the record, Ms. Graves.

Ms. Graves: One Westpoint Terrace, West Hartford, and I am a longtime resident. I have lived in the town for over 40-some years. And I think that Blue Back went in and I think that that gave us the additional commercial and other space that they wanted. I think to change West Hartford Center right now, I think it is totally a difficult burden for the people that live in that area. Already, their parking is affected significantly and I just think in general that the quaintness of West Hartford Center, the way it is, should remain so. So that's all I hafta say.

President Slifka: Okay. The next speaker is John Green.

Mr. Green: Members of the Town Council, administrators, my name is John Green. I'm a lifelong West Hartford resident and an owner of a business on LaSalle Road since 1957, employer of over 40 people here and, and throughout the town. I'm speaking on really behalf of our family and I'm speaking on, also on behalf of the West Hartford Business Association, which is small businesses, mostly family-owned, on South Main Street, on Farmington Avenue, and LaSalle Road. The Central Business District has been evolving and has recently seen wholesale changes not only with the tenants moving in and out but what is now called retail in our Center, which is restaurants, which is not what I or the other non-restaurant services call retail. Change is the way of the world and we understand we need to embrace change and we need to work together to build a more vibrant West Hartford. We're not against the proposed changes but feel that you are rushing this vote without involving the citizens of our community. As I think we heard before, most of us, it was kind of, we've been caught by surprise. I did watch this on television, though, I saw it a couple weeks ago. Having heard and read some of the pros and cons, we should ensure complete transparent process before you vote on the change, which we have, which will have major implications and inherent risks to our future. We understand that this just an Ordinance and it's a change and proposals still hafta come to the Council and any developers will still need to have all the approvals to build an additional story as outlined by Todd at the previous meeting. Most residents of this town outside the Center have no idea that this is being discussed. That's a fact. The current and the local papers are not effectively reaching or communicating with our residents. As a business owner, I can tell you, you don't take ads any more in *The Courant* and all the things that've been written, I bet if we took a poll in West Hartford, they'd all say what're you talking about? They might like it but we need to get them involved. Open and effective communications in our business and social lives is usually what separates getting along and disagreement. We know that many residents that live in the adjacent neighborhood are strongly against the proposal. The merchants are very mixed. The developers and the real estate agents are in favor. And of course, these are the folks that know about the Ordinance and you have no clear-cut majority or singular message. What's the rush to vote? Rumors on what the new owners of LaSalle Road, and I know when we look at the map it shows three different parcels, it's actually one parcel so a lot more can happen on that. There's been lots of rumors on what's gonna happen. Some locals have claimed seeing what is being presented to the Council when this Ordinance has passed. This process doesn't feel or look transparent and it smells a little bit funny. You will ultimately decide and this is a critical juncture of our town and the proper amount of debate can only strengthen the relationship with the residents, the businesses, the developers, and the Town Council. The first steps to any successful change, which I'm sure we're all here, collectively we want, is to fully address the bounds of our culture, our need for taxes, as well as what's best for West Hartford's future. This is a complicated issue and we know this is tough for all of us but a little bit more debate before

you vote and a greater amount of transparency by those who know what's coming and can ensure to those that we have, who have opposed the Ordinance, that new proposals brought forward in the future will have all the issues addressed have not been resolved. These, the concerns can all have positive solutions that we all have and will also affect the success of the increased density and these include parking, how many restaurants are enough, what's a bar, where does the Center begin and where does the Center end, how do we encourage merchants here to invest in the future instead of leaving, how can the developers and the local community communicate more effectively to ensure a healthy balance of the different retail groups, and how do we encourage our landlords and the merchants to work together so that your decision will ultimately be supported by a wider audience. The town residents and the local retailers and businesses are the ones that pay the taxes and we spend our hard-earned monies and profits to promote West Hartford to our surrounding communities and as well support the little leagues and the local charities. Our collective community deserves the proper voice with this important proposed change. We can change, we can encourage development, but let's be sure that we're making the process the success story and then the changes will most likely be supported by the majority, which ultimately is what you want and what we need to move forward. Please don't vote tonight.

President Slifka: Next speaker is Michael Esernia.

Mr. Esernia: I don't want to speak again. Hello. I'm a resident at 42 North Main Street. A lot of what's been said, I was going to just, I was gonna say but if I can just state what I wanted to which is that I really feel that this is really antithetical to the sort of development that we need. Someone else pointed out earlier that they're not anti-business, they're not change-resistant and I'm not either. But I just feel that it's antithetical to the sort of change that we need. I've been living in this neighborhood for nine years now. It's been a pleasure to live in this neighborhood. It's nice being able to just walk down LaSalle Road, walk down South Main, walk down Farmington Avenue and just see it bustling with activity. But the reason, at least in my opinion, why it's as popular as it is now is because of how it is in its current state. You walk down there, people are, everybody is, just seems to be very, very happy and it's largely because of how it is in its current state. It's stimulating without being overwhelming, it's attractive without being pretentious, and it's bustling without being city-like. I, you know, and again, lemme emphasize. I, I totally understand the need to think into the future to consider other economic development. Real question is, at least in my mind, is this really the best way to do it. I don't think it is. And it's not just due to aesthetics. I really feel that there are other opportunities and other venues. And also, I think that this really, to me, at least what's been proposed and I know nothing's been set in stone, but it really just seems to be the latest in a series of examples where a lot of the architecture in this town that really has made this town unique is being threatened. You know, again, I understand that, you know, change does happen, but at the same time, when I look at, you know, a handful of other houses, a lot of older historic houses some of which have been torn down, I wonder if the same fate is gonna befall a lot of what you see in the Center. And a lot of what makes this town unique is, you know, due to architecture and that's worth holding on to. You know, a town that maintains and preserves its older historic architecture isn't just different, it's better. And why mess up a good thing? We have the opportunity to expand business at least in places such as Elmwood and New Park Avenue and it just seems as if nobody's talking about that and I feel that there's a tremendous opportunity to do something while at the same time

maintaining the integrity of the area that we have now. I appreciate the time that people have spent, you know, drafting up these blueprints, spending the time and the effort and the discussions that've been had to discuss this. I know it hasn't been easy. I realize that, when you, as a public, a public official, your job isn't necessarily to make every single person happy. I know it's not your job. It's not, the job isn't to be liked, but at the same time, just hearing some of the other comments here and just echoing, you know, what, what they've said, I really would just plead with you not to do this. Again, we can still build for the future and there are other ways of doing it, so just, please, just think about it. Thank you.

President Slifka: The next speaker is R.J. Luke Williams.

Mr. Williams: I live on 99 Haynes Road. I wanna thank Council for giving, giving us another opportunity to speak out on this Ordinance. I think we have a long way to go with it, however. I'm primarily concerned about the building height. I thought from the last meeting, I kind of felt in favor of the setback on the fifth story but I'm inclined to think against it now because if it's just limited to residential and the commercial can go to five stories plain without the setback then that really concerns me 'cause my greatest issue is Goodman Green. Being a historian, you know, good ol' Goodman Green, 1745. That beautiful part of Main Street, you know, three blocks south and three blocks north of Farmington Avenue, four maybe four blocks includes the old cemetery, some beautiful old homes, the Center Church, the church of our foundation as a town, first church, I mean. You know, I'd really like to see that character preserved. You know, I just noticed the other day when I was coming up Memorial Road looking over toward Goodman Green, the condo kind of looks like Tombstone, Arizona. You know, it just kinda sticks out there and all the, the other buildings around it are kind of low and you know, I hate to see the whole thing go vertical. It's something we really hafta be careful about. My concern extends to the whole Central Business District but especially Goodman Green and that part of West Hartford, which is actually an historic district, too. So I hope that we'll keep talking about this. Thank you.

President Slifka: Thank you. And the next speaker is Dan Matos.

Mr. Matos: Greetings. My name is Dan Matos. I live at 85 Memorial Road and I'm a longtime resident of West Hartford and I have three children who live within walking distance of West Hartford Center. So I, I agree with much of what has been said here today but I have a, a little different perspective. I do think that the Center west of Main Street is under close focus these days by developers for, for lots of the obvious reasons. West Hartford is a, is a wonderful community. It's has had great success like Blue Back Square and the Delmar Hotel that's coming and developers nationally are looking at us and seeing that we have great opportunity for them to invest in, in our community. That, that's not a bad thing. That's really what we want. We want investors to come to our town to invest their capital to make our town a better place. The problem that I see west of Main Street, namely LaSalle Road and Ellsworth and Arapahoe, these are all streets that have very heavy residential communities very close to the, the urban retail area and we wanna protect those areas. We want to have single-family homes close to the Center. That's what gives the Center its very special soft edges. We, you could go from a residential neighborhood right into the Center. We should work hard to, to protect that and I think, I think the Council has and will. I think what we're losing sight of is this particular

Ordinance empowers the Council to permit more residential to be developed in this area. I think that's a good thing. We want the residential to come into the Center. We wanna create housing opportunities for our young people and for those of us who are getting ready to move out of town because there's really no housing stock for empty nesters. I mean, I live in Blue Back Square and I know many, many people who would like to see housing stock like that in the Center. So speaking for them, I think this Ordinance is a good step in the right direction but I think we hafta listen to our neighbors. Some of them don't realize that the pressure on streets like Ellsworth and Arapahoe are gonna increase. People are buying these houses at good prices, right? And what're they doing with them? They're converting them to offices and quasi-office uses. This, this intensity will increase. What this Ordinance allows us to, at least to think about, is the possibility of increasing residential in the Center selectively so the block that's closest to Arapahoe and Ellsworth might be treated differently than the block that's between Ellsworth, for example, I mean, LaSalle, for example, and, and Main Street. So I think we need to convince our neighbors in the neighborhood that this Ordinance can work properly. But I think we have a good track record in this town. Look at the, the Special Development District Regulations and how, we've lived with them for almost 10 years now. The Council has done a good job in managing the process for the benefit of the neighborhoods. And I think we, we can trust'm to continue to do that, particularly when all of you come out and speak as persuasively as you have. So, so from my perspective, I would like the Council to consider this. I do think it is the right step at this time but I think we hafta convince our neighbors, single-family residential neighborhoods, that this can be managed the way other things have been managed in town. Thank you so much.

President Slifka: Thank you, Mr. Matos. Next is Barbara Lerner.

Ms. Lerner: Good evening. Barbara Lerner. I live at 37 Middlefield Drive and I am actually here speaking on behalf to the West Hartford Chamber of Commerce. I am the Executive Director. The West Hartford Chamber of Commerce Economic Development Committee would like the Council to know that we're for the most part in favor of the Ordinance permitting increased density in the Central Business District. It is important to keep this area vibrant and moving ahead with changes in how people live, shop, dine, and do business in the Center. A common phrase we hear is how people want to live and work close to if not in the Central Business District. This is a very compact area with limited space and older buildings that need facelifts and renovations to attract new businesses. So with demand comes the need to look at expansion and since expanding out into residential neighborhoods is not the best solution, expanding up in a controlled manner would be the next best solution. We think the Ordinance addresses the concerns about height by adding the fifth story setback of 15 feet. We also believe the five story buildings will not create a canyon effect on LaSalle Road. The new apartment buildings at 21 North Main Street is 100 percent leased with a waiting list right now. One of the selling points is the walkability to the Center, Whole Foods, and Blue Back Square. This building, as well as the building across the street at 15 North Main Street, replaced former homes that were formally used for businesses. The current new buildings fit in well with the surrounding neighborhoods, and if handled correctly, any new construction on LaSalle Road or Farmington Avenue will have the same result. Having said that, some of the issues of concern to the Economic Development Committee are what will happen with increased traffic and the need for more parking. How do we get developers to become more involved with the community and

be aware of the adjacent and the residential neighborhoods? We do believe some of the people or groups that are expressing concern about this Ordinance are doing so because little information has been made available and they are working on rumors of the unknown. People have strong feelings about the Center because they really care about it. The Chamber of Commerce feels that this Ordinance will be good for our business community, and in the long-term, the entire town.

President Slifka: Thank you. Next is John Simone.

Mr. Simone: Good evening. I'm John Simone. I live at 70 Grennan Road. I'm, I'm a rookie. I've only been here 34 years. I, truth in advertising, I also in my day job am the President and CEO of the Connecticut Main Street Center. I spend 24/7 thinking about downtowns and revitalization, so I'm coming from that perspective. I, and I've been listening to what I've been hearing tonight [clears throat] and I think there's a middle ground here. I think the Ordinance is the right way to go. I also think, we have a 76 member communities. West Hartford is not one of them so I, I can say this without making it seem like I'm being' bribed by one of my members. I think West Hartford is one of the best-managed downtowns in the State. It's in a great partnership between the municipal staff, the, the Commissions, the businesses, the, the property owners, the Chamber and probably others I'm not thinking' of. So and, and I think that's why West Hartford is the way it is today in the Center. I, I get upset when I hear people go, oh, West Hartford Center is great because a lotta rich people live around it. That has not, the people who live around it have very little to do with the fact that West Hartford is great. It's great because there've, there's been vision all the way along the way and I think what I'm hearing now [clears throat], I'm certain with some, some help, say, with some visualizing density-type workshops that most of the people in this room who are concerned about the height will see that with the right design controls that this can, this height will not be an issue to you. I also think the, as a taxpayer, you know, we need to maximize what we can do where we can do it best. West Hartford, like every city and state in the, or town in the State and the country for that matter is a, is a series of neighborhoods. And you got West Hartford Center and you have neighborhoods right around it. If you don't know where Grennan Road is, it's three blocks from West Hartford Center, so I'm one of those neighborhoods as well. And each neighborhoods has what's right for it and you gotta worry about the buffers between and all those things. I truly believe if we gave people more of an opportunity to be able to visualize this, it's kinda like I and this may sound a little off but you know how they say, you know, no one can define obscenity but they know it when they see it. I think the same is true with density. They, not only do they rhyme, I think if you can show people good density that people will come along and go, I like that. In fact, I was at the, there was a transit-oriented development thing on New Park last week and I meant to bring it tonight. I brought these pictures of five story buildings from Northampton, from Saratoga Springs, from Norwich and I showed'm to people and they said, I like that. I'd like to see that on New Park. And so I, I think there's, there's less with some coming together and some opportunity to see things, I think there'd be more agreement than there would be disagreement. And I'll just throw out a couple of just fast facts. Everyone's already mentioned the, the number of young adults and boomers who wanna live in walkable areas is just growing. My concern, quite frankly, is that I think if we don't start giving opportunities for young adults to live more here in town, we're gonna, we're gonna have trouble selling our single-family houses 'cause we're not gonna have people who can move through the process, and as a single-family, family

owner, that concerns me. So there's a growing demand that we can, that I think we can help satisfy with, with some more development in the Center. And more importantly, merchants need people living there as well. From a study done in Iowa, which doesn't have anywhere near the cost of living of, of here, every unit of housing that was put into downtown and I know the person who did the study is a very conservative economist, every unit of housing that went into a downtown had the potential to spend \$20,000 to \$39,000 per year in that downtown, you know, and I'm sure John would love to have some people living there who could, who could walk. That's the other thing, they're gonna walk. They're not getting in their car and go anywhere. I think it's the right idea. I think perhaps we need to spend a little bit of time understanding it and visualizing that but I wholeheartedly feel this the right direction to go in.

President Slifka: Thank you, Mr. Simone. John O'Connell is the next speaker.

Mr. O'Connell: Good evening. Thank you for giving us the opportunity to, to speak. I just found out about it yesterday but I've been resident in a contiguous neighborhood for some 46 years and many, many years ago, I spoke before the Council at that time when this building, I think, developers were looking at and there were a number of proposals to destroy it, go multi-story development, and just like now, they, the concern of most of the neighbors was that, you know, what's gonna happen to our wonderful neighborhood and, where we have had backyards with green front yards and children playing in back yards backing right up to the Center. And you know, we, we pleaded with them to, to keep the building and, and the Council listened and we have this, this wonderful, wonderful complex, municipal complex today and you know, they, they retained the scale of the Center with the wonderful congregational church and the library. You guys were next door at that time or not you but your forerunners and maintained the, the aesthetic and, and beautiful vista that was West Hartford Center with the Green. And I, you know, when we hear five stories, that's, the, the fear is, well, there, there it goes. You know, we'll be with backyards abutting and Arapahoe and Pelham and Ellsworth and Woodrow and even people on Brace Road. I don't think Scott probably had time to get over there yesterday but I think they would have the same concern when you hear, you know, five stories because it's the same incrementalism that happens when, you know, a house is zoned on the corner that formerly was residential. And, well, well, it's just one house that's gonna be commercial. And then two years down the road and five years down the road, it's easier to make the case that the next house can be commercial too and the house up the street can be commercial and the same can be made if one five story building goes up. Well, developers will be looking at the parking lot across the street and the other parking lot and there're a couple of parking lots, of course, on LaSalle. And you know, LaSalle works. I, and I, I too am not anti-business. I, I supported Blue Back but Scott made an excellent point in his letter. It was built down grade. You don't see five stories when you stand up on South Main. It's built down into a valley and the Council did a wonderful job in preserving both fine residential homes on Burr Street and I remember previous Council members arguing for their preservation. You know, I think that it's, it's this, this neighborhood concept that we're, we're really concerned about. You know what, West Hartford is wonderful. There's few towns in the country that have a contiguous, somebody talked about it, soft neighborhood backing right up into it. I'm not totally convinced that residents in the Center are gonna help preserve that. So I, I just, I'll just close with that. I just feel that this is our neighborhood and this is why we're here.

President Slifka: Mr. O'Connell, before you step away, I just need you state your name and address for the record.

Mr. O'Connell: Oh, I'm sorry. John O'Connell, 116 Woodrow Street.

President Slifka: Thank you. Okay. Next speaker is Eric Grimmer-Solem.

Mr. Grimmer-Solem: Hi. I'm one of John's neighbors, as well as Scott Falk's neighbors. I live on Woodrow Street within walking distance of the Center, about five minutes. I wanna second what Scott has said and what John has just said. As someone that actually lives right in the Center, one of the reasons my wife and I moved here, I actually work in Middletown, was because of what the West Hartford Center offered us, which is a human scale, a human scale, shopping experience, strolling experience, right? And, and the eclecticism of the city, of the town, the eclecticism of the architecture, the arts and crafts brick that you see on LaSalle and on, on Farmington Avenue, that adds tremendously to the character of the town and I see, I see the real danger here with this Ordinance of, of a great deal of demolition down the road, right? I think we hafta think very seriously about the fact that many people do come to the Center precisely because of that eclecticism. I mean, and you know, with all due respect, what's happened in Blue Back Square and what's now happening also, what's happened on South Main is, is sterile, right? It does not have the same character. It does not have the same feel to it and if it, if it just rises more, which is invariably what's going to happen and I understand the need to have, to, to have greater density, to allow people to, to live in the Center. That's going to change that character, I think, very fundamentally. I'm also concerned about the creep of rental properties, right, in the Center. I think with greater noise, greater densities, more drinking, more late nights and so on and so forth, that's going to change the character of the residential areas that are, you know, that about this Center. I already, you know, I already see it now. I mean, we, we see beer cans and, and we, plenty of drunk driving that goes on in the Center that affects my neighborhood, right? It affects where I live. Is that a family-friendly environment? Is it, does it remain a family-friendly environment? I think this is one of the things we hafta think about very seriously. We have, there's a real great danger here of losing something very precious and I would strongly urge the Council to, to reconsider this proposal.

Mr. Grimmer-Solem: Eric Grimmer-Solem, 145 Woodrow Street.

President Slifka: Thank you. Got it. Next is Frank Appicelli.

Mr. Appicelli: Good evening. My name is Frank Appicelli. I live at 10 Sunset Terrace. I'm here to speak, I am actually not, I'm opposed to the, to the Ordinance. I do think the Center is a great asset that we have now but I don't see in this case where more is better with more density. More density, I don't see as being ideal when it's surrounded, LaSalle and Farmington, what we consider to be the traditional Center is surrounded by single-family homes and I just don't see that as a positive. Increased density will put stress on the residential neighborhoods that already about the Center. I think we've seen this creep of commercialization already happening with some of the single-family homes turning over into commercial uses. When Blue-Back Square was proposed, there was a lotta talk that those buildings would be taller because it is, was downgraded and it wouldn't exceed the scale of what was on Main Street and what we're talking

about now is something that's going to put that in jeopardy in the Center with, if you were to allow greater stories. And as a commercial real estate lawyer, I am concerned that even with all the restrictions and standards and I think the good intent of this Council that I've seen over the years, that developers will have a very good financial incentive to try to get around these restrictions and to strong-arm the Council and I think it's a very valuable asset. I think people around the country come here and they see it and I think it just puts too much temptation for there to be bad planning, or more importantly, again, developers trying to strong-arm the Council into approving their projects, which could lead to litigation. You know, my, I'm always amazed, like we have an Ordinance in this town that we can't have bars. You know, it has to be part of a restaurant. I walk through Main Street or Farmington Ave and LaSalle at 10:00 at night, 11:00 at night. I mean, you would think there's a, every storefront has bars in it and that's, again, people getting around these restrictions. And I know this is a different type of, it's actually a use and not a development but it's just another example of how people will, I think, subvert what the best intentions of this Council are and trying to put these restrictions and conditions on it so, again, too, too much temptation, I think, placed in the hands of developers to allow this Ordinance to go through. Thank you.

President Slifka: Okay, the speaker is Maureen Lee. Did I get the name wrong?

Audience member: No, I think she may have left.

President Slifka: She left. Okay. That actually concludes the signup sheet. Is there anybody who did not sign up who wished to speak? If so, just come up to the podium and state your name and address for the record, please.

Mr. Seger: Hi. I'm Mark Seger, 106 Woodrow Street. Just real, real quick. I'm not one of those long-term residents. I've only been here two years. I grew up in Hartford and moved to Massachusetts 45-years-ago. And coming back here, I came back because of the Center because it was the way it was and I was mortified to come back and see what happened to Hartford over time. Main Street used to be a really nice Main Street. I used to drive up and down on my little bicycle and what-have-you but I don't wanna see that happen to West Hartford. I think the Center is really super the way it is. I love, I love the architecture, the way the buildings look. If I was a developer and someone you could build a five-story building, I'd knock'm all down and start from scratch and build a bunch of brick, brick and you know, glass structures or whatever. I don't wanna see that happen. Anyhow, thanks.

President Slifka: Okay.

Ms. Campo: Hi, my name is Lisa Campo and I live on Four Mile Road. I've been a resident of West Hartford for 59 years and I am a real estate agent in town. I predominantly sell around the Center and I can, I have been talking to a lot of my clients that I've sold to over the last 22 years and I will tell you that the majority of the people are definitely against this. And I, most of the real estate agents that I've spoken to are also against this. The thing that draws people to West Hartford, they'll make it, you know, they'll come to us and they'll say we're thinking Glastonbury, we're thinking Wethersfield. Inevitably, they end up wanting West Hartford once we've taken'm through the different towns because they see LaSalle Road. They see the beauty

of it. They see the difference of it and they are so drawn to this. And they can go to these others towns and they can see, you know, buildings that're much taller and much more dense than what we have and I just feel as though this is such a gem. And I get people from, you know, California who have never been here before but talk to me on the phone and say I've heard of what you are and this is where I wanna bring my family to even though they've never been here. And I'm speaking for a lot of real estate agents right now. We do not wanna see this, this change. We wanna keep the Center the way it is. We're, we are so special and I really hope that, you know, you'll do everything you can to keep us remaining the same. Thank you.

Mr. Brown: Thomas Brown, 9 Ellsworth Road, off and on in West Hartford for 10 years. Members of the Council, members of the public, thank you. I, I really, I'm neither for nor opposed to the project. I don't know enough about it. I live on 9 Ellsworth Road right across from Max Burger. If someone told me that they were to build Blue Back Square Number Two there and my property value would double, I'm in, I'm in favor of the project. If, on the other hand, I, I come out with my two kids at 7:00 in the morning and look up at six stories 50 feet away, I'm, I'm not necessarily in favor of it. I just don't know enough about it and that's actually why I'm up here. I just got home from work. I'm a physician in Wethersfield, just a small clinic I started up eight months ago, and every once in a while when I wanna tell them about a special for physicals or something like that, there's a population of 30,000 in Wethersfield, I send out something that cost me \$4,000 or \$5,000. Every single person in Wethersfield gets it and they know. So we probably have 70,000 or 80,000 people in Wethersfield and what struck me as that the reason I even knew about this thing tonight was a friend of mine who lives in Canton texted me at 6:00 tonight, saying, hey, FYI, they're having a meeting about this thing. So I'm sure it's been on the TV. I'm sure it's in the local press but I'm working' all the time and I just happened to hear about it from a text from a friend who lives in Canton tonight and you guys may or may not be making' a decision tonight. And I live 200 yards away. So I just, I guess I don't understand why, why something simple like a postcard, you know, this is someone, who cares about me, I'm here five, 10 years. We got residents here 40, 50 years so but, but I guess why am I finding out an hour before a meeting about something like this that is so germane to someone who lives on Ellsworth Road. So I guess, you know, I'm not gonna be paranoid, you know, and say people're trying' to keep it, keep it down but it seems like in this day and age, it should be simple to let every member of West Hartford know that something like this is, is being discussed. Thank you.

Mr. Hubbard: Dave Hubbard, 59 Randal Avenue. I've heard a lotta great points tonight. My biggest concern is that maybe that we should be looking at the current rules, the current laws that we have in West Hartford.

Audience member: Can you speak up, please?

Mr. Hubbard: Sorry. Especially in regards to the parking. I live on Randal Avenue and there's a two-hour parking and it's never enforced. We might see a police officer once a month. I'm a school teacher. When I'm off, I get to see all the people park their cars, grab their briefcases, head to the bus stop. How do I know that? Because I walk my wife to the bus stop and I actually watch the people in front of her. Come home at 3:30. No ticket. Call the police department. Well, are they parked in front of your house, sir? No. My next door neighbor's.

Two hour parking. Well, if they're not in front of your house, why should it matter? Why? Because when I come home at 3:30 on Wednesday, Thursday, and Friday, I have 18 cars on my street that have already headed in and they're there all night. At 2:00 when the bartenders decide to come back to their cars and they're hanging' out with their friends and you can tell that they're drunk and they're getting in their cars, my wife and I wake up. When I moved in in '97, it was a very quiet area. I don't mind all the changes but we keep adding restaurants and we keep adding more and more cars to all of the surrounding streets and that's the thing that really surprises me. Nobody's complaining about all the parking on these side streets. We wanna add more floors? Where're these guests gonna park? They're gonna park on the side streets because they can get a special little sticker that will protect'm for the night. Yet when I'm having a plumber fix my, you know, a pipe in the basement and I park my car and all of a sudden, surprise, you got a ticket. So I think that you, everybody just needs to look at some of the rules that're currently in place and just working on those before you make a quick decision to say, yes, let's go five floors. I'm not saying' I don't agree with it. I think that there're some areas that can probably see the, the five floors and it wouldn't probably affect anything. A lotta people like to use that saying, can't see it from my house. I could see it from my house. Last thing I wanna bring up. My wife and I enjoy the restaurants, especially around 5:00 when the sun's just hitting the right part, you're getting some sun. Not too hot, not too cold. If we go five floors, did we, do we lose the sun? Okay? S.K., and last, I just finished taking my son to taekwondo. S.K. Lavery has a dumpster out back. There had to have been 40, 50 bags of garbage, feel free to, to drive through the parking lot tonight, that were not in the dumpster. If you were to add two floors to that, how many more bags of garbage would you have sitting there and the people around there would see that. So, thank you.

Mr. Dayton: Good evening. My name is Tom Dayton. I'm at 59 Woodrow Street. I've been here since 1979. My mother told me in 1979 you should move to Simsbury. West Hartford is a city and I said, no. It says right on the sign, ma, it's a town. [laughter] Right? Well, she's dead now and, but I guarantee she'd still think it's turning into a city. At any rate, I was, I'm very much against this proposal. I remember bringing up my children and walking down to the parking lot right at the corner of LaSalle and Arapahoe and I taught my kids how to ride their bicycles any evening of the week 'cause it was a dead town. In 1979, West Farms Mall was built and everybody kinda moved out of West, you know, West Hartford Center and moved out there and so it was pretty quiet. And then all of a sudden, you know, a pizza place popped up, couple bagel stores, and things just took off. But the comment in the beginning from our Town Planner is this area is where it's supposed to be most intense. I take great, I, I hate that, most intense. I feel tonight that, I, I've been a salesman for 35 years with IBM and I felt like I was being sold when I first found out about this a couple weeks ago. And I, I can see salesmen from a million miles away 'cause that's what I did, too. When you see, when you're a developer, you're, you're a salesman. You wanna come in here and sell that Blue Back Square and you're gonna be here forever. Well, that guy's gone now but I supported that development and I think it was, it was a great development but it is down the hill. But what does most intense mean to me and I just heard a little bit about it. Number one, you ever drive down Woodrow Street and try to turn right or left onto Farmington Avenue? I just about got killed the other day. I took a right turn. I didn't see the car, I thought the car was going' by me westbound, and he pulled straight in and we went bumper to bumper. We both came, you know, and we're shouting' at each other and all. That's number one. That is absolutely crazy at that corner because cars park on both sides. Cars are

now out in Farmington Ave. There were never cars there 20 years ago. There's cars all over the place. I take my two grandchildren and I walk, we walk around town every night pretty much and I'm gonna be a consultant for all the places and tell'm which ones are gonna make it and which ones aren't gonna make it 'cause you can tell. I mean, you really can. But just put a cop in a chaise lounge chair at the end of Arapahoe and LaSalle. Everybody does U-turns there. If, have you ever seen it? And they're all doing U-turns. They go down the street, they turn around, you know, they're not gonna go around then go around. That could take too long. They're doing' U-turns. I've just about been hit there. Now, Thursday night, you know, 'bout 12:30, something' like that. People coming' back to their cars on Woodrow Street. I'm between Ellsworth and Arapahoe and everybody talks loud. You know, it was warm and windows were open and everybody's yacking away and, hey, what're you doing tomorrow, this, that. I, every Thursday, Friday, Saturday night in the summers, I'm always, always getting', oh, you know, woken up. The intent, you know, we've got one story buildings that if they went to two stories, if we doubled one to two and two to four and stayed within the guidelines, we're gonna have twice as many people. I'm watching', you know, it's like those old United Way barometer things. I'm watching' the traffic move up Arapahoe and now fanning' out onto Woodrow Street. By the way, the signs on Woodrow Street that say two hour parking are all faded. Nobody cares about'm. They park there all the time. There are no cops. Every night, I go where's a cop when the guy goes and does, you know, parks there, does U-turns. They're all talking' on cell phones after they get outta the bar and they're on, behind their car. It's a disaster and now we wanna double it? It's gonna double. I mean, I've seen it quadruple since 1979. I mean, there was nobody downtown in '79. Now, the reason nobody hears about anything anymore. It used to be you guys were on, what, Channel 5 on the TV. You go between NBC and ABC, you'd always hit the Town Council, always fun to watch but now it's hard to get, you know. The West Hartford papers don't have a heckuva lot on things anymore so you gotta go to the we-ha.com and that's pretty good but nobody's heard about this. I don't know who I'm upsetting here but...this is too much too fast. You, you make it, you make it five and there's just some sales people, man. They're ready to, they're gonna come in here and, oh by the way, someone says they're probably not gonna pull all these discontiguous areas together and do a major development. Of course not. Not like something like Blue Back Square just did 10 years ago. That's exactly what they did. You know, they got all the different things together. They pulled it together and they may, they actually did a beautiful job putting' this together. Just keep the height of the building down and figure out where are people gonna park? Come on. Come on. They're, they're all over the place and I'm gonna get killed. I mean, do something' about the end of Woodrow Street. It's a one, it's one lane. You, you turn it, you stop, and you wave the person through and you go what's it gonna be like when there's, it will be Four Mile. Now, I don't even go down there. I try to drive down, you know, Boulevard direction, go west, do anything to avoid it. It's gonna be really bad so my, my vote is don't do it now and you know what? There's no need for this. Let people come in. If they want five stories, give'm an exception and walk everybody through the process, all right? You don't need a, you don't need a big thing here stamping and say everybody ready? Build your five story buildings. Thank you.

Ms. Boelitz: Good evening. Anna Boelitz, 25 Arapahoe Road. I just wanted to hit a couple of points. First of all, the issue about stitching together lots and building up, it will happen. So the fact that there are smaller lots and it can't happen now doesn't mean it won't. It, it absolutely will. The other point I wanted to make was, yes, it's a local neighborhood issue but it's not just a

local neighborhood issue. West Hartford Center is a big driver and engine of property value in the entire town. We have signers on the letter who are not from the Center. They're from all over town and this has the significant possibility of really moving the needle in the wrong direction of property values in a lot of places. And I don't think that it will do anything to decrease anybody's property taxes no matter what the tax revenue might be. We love West Hartford Center. We think good development, smart development is good. But this is not a good idea. Thank you.

Ms. Sheehan: Good evening. Meg Sheehan, 86 Robin Road. I just learned of this or else anyone who knows me know I'd be better-prepared than standing up here now. But what my biggest concern is there's a couple of phrases that were used tonight that trouble me. Mr. Van Winkle, you stated urbanization. Our very own Webster, I googled it, defines urbanization as that, like or constituting a city. Again, as the gentleman two before me or three before me stated, we are a town. In fact, I believe we have on our website, the Town that Cares. I grew up in West Hartford. It is my hometown. I will refer to it as my hometown and not my home city. I moved away after college. I lived in the city, in New York City. I lived in five store, five story walkups. It's got a very different feel and I don't want that in my West Hartford, our West Hartford. You know, I moved back here because I loved the town. Like everybody in this room who's speaking on behalf of opposing the Ordinance, we're here because we care and we're here because we care and we learned of it by happenstance most of us. You know, it's just very disappointing the lack of communication on this and so I do beg of you that you not decide tonight. Give other people the opportunity to hear the pros and the cons so they can make an educated decision about the project. Some of the people who spoke tonight, I, you know, that were in favor of it, obviously, I respect their opinions, especially one is, I believe, part of a big real estate development group, although that was not disclosed, and so you know, I just feel as if [laughter] we just were not informed. Sorry, the Matos Group is a very well-known, sir, I'm an attorney in the area, I know your, your firm. It's a very well-respected firm. But, so anyway, please, let people be educated about it. Let us have a voice like we are doing tonight. We do appreciate that, thank you. And again, we want to live, we choose to live in the Town of West Hartford. Let's please keep it as that. We're blurring the lines. So thank you.

Mr. Bartlett: My name is Rich Bartlett. I'm a 66 year resident of West Hartford. I live on Clifton Avenue and like the, I think the first gentleman that spoke, if there were more time and he could've gone around and talked with people from Brace up, he would've gotten this, you know, 500 signatures, because at Clifton, we consider ourselves also part of the close-end proximity to, to the Center. This is total opinion because I had, like many other of you, no, no time to prepare anything. I admit, I have no professional credentials that would lend to the real estate development area but this is, as the woman just said, this is a town. Growing up here, had, had major reservations with Blue Back, thinking that it should've been a stepped, low height situation, which I know was thrown out there but it worked, and as John Green I think said, the process was great. I mean, it was, everybody knew about it. Everybody weighed in if they cared at all. I don't see how you can possibly judge on this tonight. Nobody knows about it. I know no one in my area knows about it. A couple little blurbs. I don't know where they were in the *West Hartford Press*, whatever. It just has not been publicized enough for something that is, is so important. Anecdotally, I have never been to, I vote all the time. I've never been to a Town Hall meeting but I, I care extremely about this. I like going out onto our, our yard. I like being

able to see First Church steeple. I like to be able to see the, you know, the, Noah Webster, everything that is not being blocked currently. And whoever thinks that putting a few apartments over the retail spots, etc. is gonna draw the, the young community. Having a 26-year-old daughter who has gone through the town schools and they don't wanna live in West Hartford. They move away. Maybe if, if they'd gone to college locally they'll live downtown. Most of 'em are in New York. Most of 'em and the reason they come back here is, is for family and the residential areas, etc. It's not to live above Webster Bank or whatever. And you know, again, opinion, no stats but I hear it all the time and I see it and I really think that if, if you're not bound to, to make a judgment tonight, I totally agree with John that this process is too short, too uninformed from the public and that it really should go through the process like, like Blue Back did, which was, which was terrific, and just table, either kill it or table it and get people more informed and more involved. Thank you very much.

President Slifka: Okay, I don't see anybody jumping up so maybe we've hit the last speaker. So I know Mr. Dumais has been furiously copying down notes, but before we, we get into that, I'm gonna, I'm gonna do one of those things that, Mr. O'Brien, I'm ultimately gonna ask you a question but I'm gonna do the, one of those things that I think the U.S. Senate is famous for where there's a long preamble of something and at the end there's a tiny little question. I don't think this'll be very long but lemme just make my point. So I, I get the sense and my colleagues haven't said anything but from little whispers and body language and obviously the comments that we got here that the Council would not be comfortable moving forward on this tonight. And in West Hartford, we, we like to do the right thing but we also like to do it the right way. And so even if we all were convinced that this is the best thing to do, we wouldn't feel confident in that vote if most of the people who were affected by it think it was a, a part of a flawed process, they didn't have a voice, etc., etc. So my, my question is this is at an unusual part of the process. You know, we, we can try to, you know, for your, your benefit, understand from, from our standpoint, gosh, you know, when you come in and say you didn't know about it, we certainly don't wanna hear that that's the result. From our perspective, we're on our third Hearing on it and that It's been something that's been the subject of many Committee meetings going back roughly a year or so, so, obviously, we've, we've not done something right in, in communicating that to you but we just would wanna put out there to you, at least I would, that this is not a rush to judgment or anything. It's been far from it. It's been a very deliberate process but obviously, something that has had some flaws in it. So this has already been subject, this is the third Hearing we've had on it. It could have gone for or still could go for a vote this evening. It's already been approved by the TP&Z. My suggestion that I'd like to get your opinion on is that the Hearing is continued to some indefinite date to allow the administration to have better communication with the neighbors, to hold the Blue Back Square-type meetings that some have referred to tonight to let people get a better feel of it and not simply kill it and stop the whole process since there's been so much work gone into it. Is that a feasible option, Mr. O'Brien?

Mr. O'Brien: It, it is, Mr. Mayor, because the Charter demands that you open a Public Hearing within 30 to 60 days of submission of a zoning application but does not set any outside time limit as to when you must complete the Hearings on a zoning application.

President Slifka: But this is an Ordinance so does this count as a zoning application?

Mr. O'Brien: Yes, 'because any zoning, zoning change application is an Ordinance change. I mean, the other alternative would be for the administration to withdraw the application at this point in time. The Council could grant a waiver of the 12-month waiting period. See, once you start testimony, if an application's withdrawn, it can't be resubmitted within 12 months unless the Council by a two-thirds vote waives that; in other words, allows a withdrawal without prejudice. So that would be another way to, to do this. Maybe the better way 'cause then you can start the process all over again.

President Slifka: Mr. Van Winkle.

Mr. Van Winkle: I'd suggest withdrawal. You know, even if we were to restart the discussion with the neighborhood, I think the Ordinance is gonna change dramatically and so we wouldn't be bringing back the same Ordinance. And so to continue would suggest that we're gonna come back with this. It would still hafta go back through the TPZ. I don't see this as being a very simple process to engage the neighborhood. If we are going to move forward with something, we're gonna hafta spend some time administratively figuring out what that something is, you know, so that, and then figuring out how do we do that communication. It was suggested there's, there's all sorts of ways to sort of get neighborhoods together to think about a downtown and make it better, so I'd recommend you, that we withdraw at this time.

President Slifka: Well, that apparently says it all then. I, I would suggest since this is, this is likely my last full meeting, so whether it's withdrawn or continued, I won't be the one dealing with it but I was struck by kind of an irony that tonight the neighbors are, are saying, gosh, you know, we didn't know about it. You know, there's dispute over the visual cues to it and all that and that one of the very first things I saw when I joined the Council was actually a charrette process about this exact proposal, that, that said right away instead of presenting the Ordinance, it said here's a picture of West Hartford Center right now. Here's another picture. And it was one that went straight down Farmington Avenue and LaSalle and you could and it was, one had how it appears today and then what would appear if you had one or two stories on top of the buildings and they said, well, how do you feel about that? And people's responses were generally positive. And they said, okay, well, we, we actually are studying whether we could change the local Ordinances to make that happen so would you be okay with that? And maybe, I don't know that today people would have the same opinion but I'm struck by the fact that when they were presented with the visual first as opposed to the sentence that says Council to increase to four or five, six stories whatever it is, that the reaction is very visceral as opposed to getting a comfort level over, you know, we all share the exact same concerns. I am a neighbor of the Center as well, so I'm impacted like most of you are. But right now, this doesn't seem to have the, the sense of, you know, what happened with Blue Back. It was very tactile. You know, it was an overwhelming proposal but there was Town Hall auditorium filled with a model, a scaled model where people could literally walk it and, and some of you probably remember this and get a sense of, oh, that's really what it would be like as much as you could on that scale. So I guess in, in agreeing with you that withdrawal is appropriate, I, I guess as you restart the process that I would encourage not just increased notice but some, something along that charrette that was done back in 2001 to, to allow people to, to make a, you know, I don't wanna say a more informed judgment but make a judgment that has all of the information that they really need.

Mr. Van Winkle: Sure. Yeah, I'd agree with that, certainly, 100 percent. You know, the, it will take us some time to step back administratively and think about, you know, what're we trying to do here and what makes sense and I promise the neighborhood that we'll reach out to you and we'll make sure we do include you in those discussions before it gets to the Town Council. So...

President Slifka: Okay. Anything further?

Councilor Barnes: Sure.

President Slifka: Mr. Barnes?

Councilor Barnes: Sure. I'd just like to add, first of all, I'd like to thank everybody for coming out tonight. You know, from our standpoint, you know, we don't know that transparency is an issue unless you come out and tell us that it's an issue. It's happened before. Last year, we had a lot of trees cut down on Trout Brook and we heard about that and people in the neighborhood weren't aware of it. And so thank you to all of you for, for going door-to-door and reaching out and, and coming out tonight to, to share your views on this. You know, hearing from not only the residents but also from the business community as well, in particular Mr. Green who has reservations about it, I did as well. And so during the last Public Hearing, I raised those concerns about kind of what the town would look like and whether it would be more like a city or more like a town and was very concerned about it, so it's nice that everybody came out and voiced their opinion. And I look forward to seeing what the next proposal will be. I, I wonder, though, on budget night, which is the biggest night that we have, that we've, you know, we put this on budget night for two hours when Mr. O'Brien said that we could continue the Hearing and, and not discuss this, I don't know why we spent hours on it when we'll probably be here past midnight. So you know, I wonder if, you know, there was something else in play. I'm glad that it's not going forward tonight but I don't know why it had to be put on the calendar for tonight...

President Slifka: What are you suggesting, Mr. Barnes?

Councilor Barnes: You know, I'm suggesting that, you know, I look at the numbers and so there's parking limitations, there's nonconforming use, there's maximum FAR for almost 70 percent of the property. Mr. Dumais said there's only a handful of parcels that could benefit from this Ordinance change and we put it on budget night. I don't know.

President Slifka: Sounds like you're impugning people's integrity, Mr. Barnes. It's very disappointing.

Councilor Barnes: You know, I don't know why it's on for tonight. This is, you know, the biggest...

President Slifka: Because the Council couldn't, didn't have its full membership at the last Council meeting and decided that it should be voted on, if at all, by the full complement of the Council instead of three alternates that were sitting and that's the reason it wasn't taking, it wasn't addressed two weeks ago. That's why.

Councilor Barnes: And, and that's fine and it could've been at our next regularly scheduled meeting.

President Slifka: Well, it's always nice when you throw out these comments impugning people's integrity and...

Councilor Barnes: I just want a full...

President Slifka: ...how very disappointing.

Councilor Barnes: ...just a full, open, and transparent process.

President Slifka: Well, I don't know what was more open and transparent than this with the Council withdrawing it in response to people. So you know, there's a way to do this and that's not the right way to do it, Mr. Barnes. Okay, anybody else? Mrs. Hall.

Councilor Hall: So, I just also wanted to point out to our residents, yes, thank you for being here. At the first Hearing, one of the, one of the things that I pointed out was that, in a normal zoning change or application, there's that sign that goes up and so I, I always like to take the opportunity to say whenever you see that zoning sign up in your neighborhood, make sure you find out what's going on because it may impact you. But in this case, it wasn't an actual application for a particular piece of property. It was a Zoning Ordinance change, so those same regulations that applied when someone has an application didn't apply in this sense, so there wasn't that requirement for the letters to go out. And we talked about, you know, how can we make sure that people realize that this is under discussion. So I think there was probably a sense that it wasn't going to be perceived as impactful as it is and so I, for one, am very thankful that we're going to withdraw because, you know, I think it was two weeks ago that we were sitting here, listening to a developer basically tell us that he was asking for forgiveness because he had put through changes to his application that were not part of the original application, but you know, got to that point where they had to make a decision otherwise the project wasn't gonna go forward and so a lotta things happened that, that all of us didn't feel good about. So, so those things can happen and I, I think this does need a lot more discussion, a lot more visuals, and a lot more community involvement because I, I do cherish the way West Hartford Center looks but I'm also, wanna support what's best for the community and business and fostering great relationships between our residents and our business community. So thank you.

President Slifka: Thank you, Mrs. Hall.

Councilor Kerrigan: Yeah. I just wanna say it's just great to see good government in action. I wanna thank the Mayor for putting someone like myself who's new..really in a difficult situation on having to vote on something and we are the Town that Cares and that's wonderful. So thank you, Mayor.

President Slifka: Mr. Davidoff.

Councilor Davidoff: Thank you, Mr. Mayor. This is one of many Hearings that I've sat through, whether it be on the TPZ or, or at the Council level and we always get it right in West Hartford. And if we sense that it's not going right, we stop the process and make certain that it gets done right. And I know that there was no intent upon anybody sitting on this Council or in our administration to try to sneak one by the residents. I don't think anybody sitting around this table would, would allow that. And I think the Mayor is astute enough as a leader of our

community and has been for many years to sense that something' was not right with this particular process, and it was his suggestion if you noticed, to either continue this or to have it withdrawn this evening. And I think that speaks volumes as to how we do business here in West Hartford and that's what makes one serving on the Council so worthwhile. So I think that we will, we'll continue this discussion at some level and at some point. I encourage those who are present this evening, as well as those who are watching at home, to be engaged in West Hartford. Once we finish this little Hearing, we're going to discuss probably the other main objective of our tenure and that's our budget and we heard from maybe nine people in our community as to something that impacts every single resident and that is what their local tax burden is going to be. So you put it all in perspective and you weigh it all out and you, you entrust us when you vote for us to serve on the Council that we're gonna make the right decision and I think tonight, it was demonstrated that leadership, good leadership prevailed and listened to the residents of West Hartford. And that has always been, I think, the goal and motivation of this Council. Thank you.

President Slifka: Mrs. Casperson.

Councilor Casperson: Thank you, Mr. Mayor. Thank you all for being here this evening and for bringing this, your passions and your concerns to us. We know that you're out there. When it's our third meeting and, and we're hearing about so, so many concerns, you know, I look over and I thank Ronnie and all of the press that is at every meeting and they try to report on everything that we do so that all of us who are so busy in our everyday lives can sort of get a finger on the pulse of what's happening. And so you know, when, when we get to this stage and thank you, Mr. Mayor, for understanding that we all as the Council needed to be here, even though I am one of those people who would say budget night's a very difficult night to be doing this, that would not be my first choice, but to have this full complement on something that was so impactful or might make changes to our town was also very important. And the other side of that is, you know, it was approved by, by Town Zoning but also just when we're understanding it as it is to say that, even though it was something that was put before us that we might be voting on this evening, it was also something that would never have just gone through without any application coming back through the Council. That's not something that we would blanketly do because we all live here. It's all of our neighborhood and the Center impacts all of us and I just want you all to understand that that is at the heart of everything that we're doing here is that we don't have a blind eye to development. We, we are very concerned about our tax burden. We are concerned about making West Hartford some place that's business-friendly but we also want to be able to, I moved here for the Center. I moved here for the schools. So it's not something that we will ever turn a blind eye to but you know, just making sure that we can all try to stay as connected, you know, and we know that our meetings are boring, so read about it in the news, we-ha.com, keep, keep your finger on the pulse of what's happening so that we can all stay more connected. Thank you.

President Slifka: Thank you, Mrs. Casperson. Anybody else? Mr. Williams.

Councilor Williams: Thank you, Mr. Mayor. I will be brief. Thank you, Mr. Falk, and all of you for coming out tonight. I think aside from the, the merits of the, the Ordinance itself, I think it's nice to reflect and the, tonight's discussion, I think, is, is a testament to how important the

Center is. And it's just wonderful that we live in this community where, first off, we have a treasure like the Center, and second of all, we have a population and a, and a body so concerned about getting it right with its future. So I just think that continued public discourse on this issue is, is a positive and I'm glad we will be having it. Thank you.

President Slifka: Okay. Anyone else? Okay. With that then, we will close, sorry?

Councilor Cantor: Nothing.

President Slifka: Oh, we will close the Public Hearing. Thank you all.

Hearing closed at 9:10 p.m.

Essie S. Labrot
Town/Council Clerk

/dd