

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

January 25, 2022, 6:30 p.m.,

Legislative Chambers

**Re Application filed on behalf of
Farmington Avenue Acquisitions, LLC, Owner of
920 and 924 Farmington Avenue**

A p p e a r a n c e s:

Town Council Members Present:

MAYOR SHARI CANTOR

LEON DAVIDOFF

MARK ZYDANOWICZ

ALBERTO CORTES

ADRIENNE BILLINGS-SMITH

CAROL BLANKS

BEN WENOGRAD

LIAM SWEENEY

MARK MERRITT,

Alternate

DALLAS DODGE, ESQ.

Corporation Counsel

MATT HART

Town Manager

ESSIE LABROT

Town Clerk

A p p e a r a n c e s: (cont'd)

For the Applicant:

LAW OFFICE OF GREGORY W. PIECUCH

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Hartford, Connecticut 06103

By: GREGORY W. PIECUCH, ESQ.

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1 **PRESIDENT CANTOR:** I call the
2 **6:30** public hearing to order. Again this
3 public hearing is available live on West
4 Hartford Community Interactive, Comcast
5 Channel 5, Frontier TV channel 6098, YouTube
6 and www.whctv.org.

7 Okay. We will start with roll
8 call, Ms. Labrot.

9 **MS. LABROT:**

10 Ms. Billings-Smith?

11 **COUNCILOR BILLINGS-SMITH:**

12 Present.

13 **MS. LABROT:** Ms. Blanks?

14 **COUNCILOR BLANKS:** Present.

15 **MS. LABROT:** Ms. Cantor?

16 **PRESIDENT CANTOR:** Here.

17 **MS. LABROT:** Mr. Cortez?

18 **COUNCILOR CORTES:** Here.

19 **MS. LABROT:** Mr. Davidoff?

20 **COUNCILOR DAVIDOFF:** Here.

21 **MS. LABROT:** Ms. Fay is
22 absent, but we have Mr. Merritt sitting in for
23 Ms. Fay.

24 **MR. MERRITT:** Here.

25 Mr. Sweeney?

1 COUNCILOR SWEENEY: Here.

2 MS. LABROT: Mr. Wenograd?

3 COUNCILOR WENOGRAD: Here.

4 MS. LABROT: And

5 Mr. Zydanowicz.

6 COUNCILOR ZYDANOWICZ: Here.

7 MS. LABROT: Thank you.

8 PRESIDENT CANTOR: Thank you
9 Ms. Labrot, and thank you Mr. Merritt for
10 being here.

11 This is an application filed
12 on behalf of Farmington Avenue Acquisitions,
13 LLC, owner of 920 and 924 Farmington Avenue.
14 The stated purpose of the application is to
15 request a change of the underlying zone For
16 .98 acres currently split zoned BC, central
17 business district, and RM-3 multifamily
18 residence district to CBDH, central business
19 high intensive district with a new special
20 development district designation for a
21 proposed new mixed-use development.

22 And we will start with a
23 presentation from the applicant. Thank you.

24 MR. PIECUCH: Can everyone
25 hear me?

1 **PRESIDENT CANTOR:** Yes, and
2 just make sure you state your name and your
3 title. Thank you.

4 **MR. PIECUCH:** Of course. Yes,
5 Madam Mayor. Madam Mayor, and members of the
6 Council, my name is Gregory Piecuch. I'm
7 legal counsel to Farmington Avenue
8 Acquisitions. We are the applicant, and we
9 are thrilled to be before you tonight to
10 present our zone change application to the
11 Council.

12 As the Mayor indicated, the
13 zone change is to change to a CBDH zone on
14 the zoning map as well as an SDD overlay
15 designation for the property; it's 920 and
16 924 Farmington Avenue. The proposal is to
17 redevelop this property by replacing two
18 outdated office buildings and replacing them
19 with a new mixed-use commercial and
20 residential building at the eastern gateway
21 to the Center.

22 You'll hear from some of the
23 other members of our team tonight, but I just
24 want to quickly introduce who's with us.
25 Brian Zelman of West Hartford is part of our

1 ownership and development team, as is Rich
2 Korris and Zach Korris, also of West
3 Hartford. Also Avner Krohn from Jasko Realty
4 in New Britain is part of the development
5 team, and he's with us tonight.

6 We also have a number of
7 professionals that are here to address the
8 Council and answer questions. Those include
9 Chris Milliard of Phase Zero Design who are
10 the project architects; Matt Bruton of BL
11 Companies, which is the project engineers;
12 Colleen Burn of Solli engineering, who's the
13 parking consultant; and Chuck Coursey of
14 Coursey and Company handled our community
15 outreach.

16 Our professionals in a few
17 minutes are going to get into the nuts and
18 bolts of the application, but before we do
19 that I just wanted to ask Brian Zelman, who's
20 was one of the developers to come forward to
21 give the Council a little bit of background
22 and share the development team's vision for
23 this site.

24 PRESIDENT CANTOR: Thank you.
25 Brian, are you --

1 **BRIAN ZELMAN:** Yes, we're
2 playing a little musical chairs here in front
3 of the one camera.

4 **PRESIDENT CANTOR:** That's
5 okay. And just remember to state your full
6 name and your title so the audience can --

7 **BRIAN ZELMAN:** Brian Zelman,
8 partner in Farmington Avenue Acquisitions.
9 Our partners Abner Krohn of Jasko Development
10 are here tonight, and Rich and Zach Korris.

11 Rich is a longtime resident of
12 West Hartford. And along with Zach Korris,
13 they operate and develop real estate in the
14 region. I live off of Farmington Avenue and
15 I have an office on LaSalle Road. So some of
16 us on the team are members of this community
17 in many ways.

18 We feel fortunate for the
19 opportunity to be part of the ongoing
20 transformation in the center of town, not the
21 first and hopefully not the last in recent
22 years to bring new residential opportunities
23 to West Hartford Center.

24 The buildings we purchased
25 about 16 months ago. They're functionally

1 obsolete, laden with asbestos, and they're
2 not easily accessible to the disabled. Work
3 to remedy those shortcomings is not really
4 easy, just some of the inherent, you know,
5 functional obsolescence of the building's
6 ceiling heights, doorways, et cetera, led us
7 to sort of look for the highest and best use
8 of the property. And after, you know, going
9 through that exercise we ended up with what
10 we're going to present to you tonight.

11 The location of the property
12 at the eastern gateway to the center of town,
13 it's a very key location from that
14 perspective and we spent a lot of time
15 contemplating what the building would look
16 like, you know, as you enter the Farmington
17 Avenue corridor either coming off of 84 down
18 Trout Brook or coming up Farmington Avenue.

19 We've been to DRAC numerous
20 times, incorporated a lot of recommendations
21 from them and we're, you know, we're really
22 excited to share the building and its design
23 with you. We feel that adding more
24 residential units to this area is further
25 going to promote an urban walkable

1 environment which will just enhance the
2 center of town even further.

3 Within a five-minute walk you
4 can reach many essentials in the center of
5 town, grocery stores, banks, a post office,
6 dining, sporting goods, movie theater,
7 fitness, houses of worship. It's the epitome
8 of new urbanism, which is really returning to
9 the roots of where the town evolved from.

10 New urbanism, as defined by
11 the Congress for New Urbanism, is a planning
12 and development approach based on the
13 principles of how cities and towns have been
14 built for the last several centuries,
15 walkable blocks and streets, housing and
16 shopping in close proximity and accessible
17 public spaces. In other words, new urbanism
18 focuses on human scaled urban design.

19 The Congress for New Urbanism
20 goes on to say that they advocate for
21 villages, towns and cities consisting of
22 neighborhoods designed around a five-minute
23 walk from center to edge. My partners and I
24 are committed to building something that will
25 stand the test of time and add to the fabric

1 of the community. With that as our first
2 priority, the rest falls into place.

3 We take our footprint very
4 seriously. We strive to meet or exceed
5 energy code, which is not only building
6 materials, but building methods, too. We
7 plan to install car charging stations based
8 on the anticipated needs of 2030, not the
9 anticipated needs of today. We will have
10 bike racks at our property. We've
11 incorporated low-impact development elements
12 into our landscape, which was very important
13 to the Planning and Zoning Commission.

14 We'll utilize the latest and
15 greatest technologies in security and access
16 control. And it's really -- we've really
17 designed a building for the future in more
18 ways than one. So thank you for your time.

19 MS. LABROT: Thank you so
20 much.

21 Who's next?

22 MR. PIECUCH: So again for the
23 record, Greg Piecuch. I'm Going to turn it
24 over to Chris Milliard from Phase Zero to go
25 over the architecture in one minute.

1 But before I do that, I just
2 wanted to just quickly give the Council just
3 some procedural background in terms of where
4 we've been and how we've gotten to where we
5 are today.

6 I think Rich Korris and I
7 first met with town staff over three years
8 ago with regard to redevelopment plans on
9 this site. We've had well over a dozen
10 meetings with town staff, with Mr. Dumais
11 with Mr. Martin and others as part of this,
12 and that was all in a pre-application basis,
13 submitting plans and getting comments. So
14 we've worked collaboratively throughout the
15 process with town staff to try to get this
16 project right from the getgo.

17 We did file just after
18 Thanksgiving both this application before the
19 Council and also a wetlands application
20 before Town Planning and Zoning. On January
21 3rd TPZ met and we were very pleased to get
22 unanimous five-zero votes from TPZ both to
23 grant the wetlands permit and also to have a
24 recommendation for this based upon a finding
25 of consistency with the plan of conservation

1 development.

2 And as Brian mentioned, we
3 were in front of the Design Review Advisory
4 Committee I believe on four different
5 occasions. And they met on January 13th, and
6 again they also unanimously voted to
7 recommend approval of the project.

8 Throughout the process, as you
9 might imagine, that there was also a number
10 of staff comments particularly from
11 Mr. Dumais, Ms. Vieira, Mr. Martin. We
12 responded to them all and just within the
13 last week we're very pleased to get sort of
14 final staff comments from all three of those
15 individuals saying that all of those comments
16 have been addressed.

17 So that's sort of how we've
18 gotten to where we are. And then now what
19 we'd love to do is walk you through the
20 project plans and give the Council an idea of
21 what our project is all about. So with that,
22 I'll turn it over to Chris.

23 CHRIS MILLIARD: Good
24 afternoon, everyone. My name is Chris
25 Milliard from Phase Zero Design. We'll show

1 you the plan set, but I believe we need
2 permission to share the drawings.

3 MS. LABROT: Thank you.
4 Jurida, do they have access permission?

5 THE MODERATOR: Madam mayor, I
6 just provided them access.

7 PRESIDENT CANTOR: Thank you.
8 All right. There we go.

9 CHRIS MILLIARD: So we have
10 the full plan set here. I'm going to go
11 through the architectural drawings. Give me
12 one second here.

13 Okay. So I've had the
14 pleasure of being included in the design team
15 to design the building. You know, I think
16 that the building is in an amazing location.
17 It's in downtown, right in the center of West
18 Hartford. So part of the architectural
19 design was to design a building that reflects
20 the excitement of West Hartford, and we
21 believe that we designed it to do so with a
22 variety of materials.

23 Of course, it's a mixed-use
24 building. The building includes six levels.
25 The lowest level is a parking garage that

1 we've designed to be well hidden below the
2 street level. The first-floor level is a
3 commercial space intended for future tenants,
4 and then the four floors above that are
5 intended for residents.

6 So here you can see the front
7 view as it faces on Farmington Ave. We've
8 incorporated a few locations for signage. A
9 mixture of materials; we're looking at brick,
10 looking at metal siding and a little bit of
11 EFAS with aluminum storefront.

12 This, this area on the left
13 side is intended for the residential
14 entrance. You'll see as we get to the site
15 plans, there's a little patio on the left
16 which gives the residents a main entrance
17 into the building, but also serves as an
18 outside space for the first-floor commercial
19 space.

20 I'll keep going through these,
21 these images. This is a view from the
22 opposite corner, again, first floor
23 commercial, and the floors above are all
24 residential. So this glass corner represents
25 an apartment unit that's on the upper floors.

1 As you can see from the street
2 view there is -- the main entrance is on the
3 right side of the building. As the entrance
4 drive comes in, it ducks down into the lower
5 level where we've concealed the parking
6 garage. And this is also another view where
7 you can see we've hid in that parking garage
8 pretty well behind the building.

9 A view from the back. That's
10 the -- on the left, or bottom left corner is
11 the main entrance drive as you come in the
12 building. And then again, that parking
13 garage on the lower level.

14 We've introduced some windows
15 to the commercial space. And then also the
16 apartments above, we've made sure to provide
17 balconies where they suit the building well
18 and suit the tenants well, and try to keep a
19 nice harmonious exterior facade around the
20 building -- but also it was important to us
21 as the designer not to make a monolithic
22 structure. We wanted to reiterate that
23 excitement of West Hartford Center in the
24 architectural design.

25 A view from the back. Of

1 course, there's a main entrance from the back
2 parking lot for any visitors, any residents
3 coming into the building. And then another
4 view from the west side of the facade of the
5 building.

6 Again, you can see here on the
7 right-hand corner of the building, the patio
8 that serves the residents and the first-floor
9 commercial space.

10 A view from the intersection
11 of Trout Brook.

12 And then this is the view
13 entering into the patio space, again for the
14 residential space and commercial.

15 As you can see in these
16 renderings, we've made sure to incorporate
17 bike racks, as Brian had mentioned. There's
18 bike racks also inside the patio space for
19 residents and more secure storage.

20 And then another view inside
21 the patio area.

22 A view from the opposite side
23 of Farmington Ave, more westerly.

24 And then a couple of night
25 views to see how it looks at night once the

1 lights are turned on.

2 I'll go through the plans
3 really quickly. This is the first floor --
4 I'm sorry, this is the parking garage level.
5 A basic parking garage; has a couple of stair
6 towers, a main entrance into the lobby and
7 then, of course, an elevator that extends
8 through the building.

9 The main level, which is the
10 level that enters directly onto Farmington
11 Ave. It's intended -- it's set up for a
12 variety of tenants. The tenant mixture is to
13 be determined. The patio on the left, and
14 then again the stair towers and elevator
15 tower extending through the building.

16 And a typical residential
17 floor. The residents, there's 48 total
18 apartments, 40 of which are single and 8 --
19 I'm sorry, 36 are single, 12 are
20 two-family -- I'm sorry, two-bedrooms. And
21 the floor is mirrored as you go up the
22 building.

23 We've included roof plans.
24 I'll skip past that -- unless if anyone has
25 questions on that?

1 And then again, we've
2 reiterated the exterior design in some 2D
3 elevations here that depict all the materials
4 that I mentioned earlier.

5 And then the last image is a
6 variety of the materials that we're proposing
7 on the building.

8 With that, I'll turn it over
9 to Matt Bruton from BL.

10 MATTHEW BRUTON: Thanks,
11 Chris. Can everybody hear me?

12 PRESIDENT CANTOR: Yes, we
13 can.

14 MATTHEW BRUTON: Okay.
15 Thanks. For the record, my name is Matthew
16 Bruton. I'm a professional engineer in the
17 State of Connecticut, working for BL
18 companies headquartered at 355 Research
19 Parkway in Meriden, Connecticut.

20 I have switched over to show
21 you a plan on the screen. That is the
22 existing conditions of this current property.
23 As mentioned before, it's around .98 acres
24 when combined. It's currently quite
25 developed with two existing buildings and a

1 parking lot, which as mentioned will be
2 demolished for this new proposed development.

3 And then just in general based
4 on what you saw from the architect, the
5 topography slopes from Farmington Ave,
6 towards the rear of the property, hence the
7 design for the underground parking structure.

8 Moving forward to the proposed
9 site plan -- I'll just zoom in here to give
10 you guys a better review.

11 For orientation, Farmington
12 Ave is along the bottom of the screen. So as
13 mentioned, there's this outline here. There
14 is the redevelopment which will replace the
15 two current existing buildings, and I'll just
16 start from the street and move my way back.

17 There will be a upgrade to the
18 existing sidewalk network along Farmington
19 Avenue with multiple connection points to the
20 residential entrance, but also the possible
21 commercial tenants on the first floor.

22 We do show, as Chris
23 mentioned, an exterior bike rack for the
24 public and also some private bike racks
25 behind on the patio for residents. In

1 general you can see the dark gray hatched
2 outline that goes along the building. This
3 is the main entrance for vehicles, full
4 access, and it drops downgrade as you saw in
5 the renderings to parking in the rear, which
6 also allows access underneath the building.

7 In general, we do provide a
8 stormwater management system that is
9 currently not on site. The one on site is
10 very antiquated. The new stormwater system
11 is designed to mitigate peak flows offsite
12 and provide water quality improvements and
13 matching drainage patterns. We're doing that
14 with several improvements including
15 catchbasins with deep sumps and hoods,
16 hydrodynamic separators, underground
17 subsurface infiltration systems.

18 In general, all the utilities
19 are also available to support this
20 development. That includes water, sewer,
21 electric, and gas. We are also proposing a
22 photometric plan to provide enough safety and
23 security for customers, tenants and
24 residents. Those are LED dark-sky compliant
25 full cutoff fixtures.

1 Also, we are providing a
2 landscaping plan. It provides a variety of
3 trees and shrubs to enhance the streetscape
4 along the frontage of this building while
5 also providing landscaping along the
6 perimeter of the lot and also interior to the
7 parking lot in the rear.

8 That's a quick high level
9 overview of the site plan. Happy to answer
10 any questions now, or at the end of the
11 presentation.

12 PRESIDENT CANTOR: Thank you.
13 Is there anybody else that is
14 part of the team to present?

15 MR. PIECUCH: Madam Mayor,
16 we're going to turn it over to Chuck Coursey
17 to just give a quick outreach, community
18 outreach report.

19 PRESIDENT CANTOR: Thank you.
20 CHUCK COURSEY: Good evening,
21 Madam Mayor and members of the Council. My
22 name is Chuck Coursey. I live in 21
23 Walbridge Road here in West Hartford, and I
24 was retained by Farmington Avenue
25 Acquisitions to conduct neighborhood and

1 community outreach for this particular
2 applicant/application.

3 As I've said before, the
4 purpose of outreach is to identify questions
5 and address concerns from neighboring
6 stakeholders and property owners before we
7 get to an evening like tonight to the public
8 hearing, and also find out the appropriate
9 resolution to those concerns and questions
10 that folks might have.

11 Those of you who are familiar
12 with the work that I do, know that I go
13 looking for those concerns -- that that's my
14 job. It's not to convince people that this
15 is a great project. It's to find out what
16 our neighbors are concerned about and what
17 the applicant can do to alleviate those
18 concerns.

19 While you know our neighbors
20 had, you know, many of the understandable
21 questions about traffic, parking,
22 architecture, landscaping, buffering, you
23 know, those types of things that we were able
24 to answer, I had been disappointed that I
25 couldn't find any real objections to the

1 application.

2 I don't want to speak for
3 others. I heard no opposition during the
4 course of my meetings and discussions with
5 folks, and only received positive feedback on
6 the application. And you'll know I don't
7 think I've ever said something like that at
8 one of these meetings. There's always been
9 some area of concern which is to be expected
10 that needed to be worked out with an abutting
11 neighbor or others in the neighborhood.

12 That said, in terms of the
13 application I do want to point out that both
14 DRAC and Planning and Zoning actually had
15 excellent input into the application and
16 recommended some changes. You know, one,
17 DRAC in particular -- the architecture, but
18 also this regarding sustainable plantings in
19 the front of the building that wouldn't block
20 the view of this new building, but also it
21 gives some beautiful landscaping to the
22 property.

23 And then Planning and Zoning
24 also had an excellent recommendation in
25 suggestion of moving the trash enclosure area

1 to the northwest of the property. And I
2 think both those changes made this even an
3 better application.

4 You have before me my outreach
5 report. I hope you have the most updated one
6 that I submitted today. Outreach is an
7 ongoing -- this already started a few months
8 ago and it continued up until around noon
9 today -- but you can see the map of the 500
10 feet area in which we reached out to folks.

11 I'm more than happy to answer
12 any questions that you might have at this
13 time.

14 PRESIDENT CANTOR: Thank you.
15 Thank you very much, Mr. Coursey.

16 So I think we will save
17 Councilor questions -- well, we can we can
18 ask some questions now. And I do want to
19 make sure we give our public -- I think there
20 are some people on to speak, or at least
21 there's a number of people that have written
22 in.

23 So we can open up the floor to
24 councilors for any questions and comments.
25 And I can go through in alphabetical order --

1 and if that works?

2 Ms. Billings-Smith, would you
3 like to go first?

4 COUNCILOR BILLINGS-SMITH:

5 Thank you, madam Mayor. And
6 thank you for that introduction to the
7 property and presentation. My question is, I
8 see that we have 48 units, 36 of one-bedroom
9 and 12 two-bedroom. How did you come to the
10 conclusion of how you disperse the units and
11 decided on that number?

12 I ask that question because
13 West Hartford is a very -- there are people
14 who are downsizing, and there are also people
15 who are moving in who have smaller families.
16 And we have -- like our workforce and with
17 the affordable housing unit. So we have
18 people who are coming in who are potentially
19 married with small families.

20 So how did you decide on the
21 unit sizes?

22 PRESIDENT CANTOR: Thank you.
23 Thank you, Councilor.

24 So do want to go to
25 Mr. Piecuch, or go to Mr. Zelman?

1 MR. PIECUCH: The developers
2 have done a number of market studies to
3 determine what they thought the right mix
4 would be for the community. I've also talked
5 with other property owners in the area who
6 have done residential development. I don't
7 think it's a precise science where you're
8 running formulas to arrive at it.

9 Part of it's also driven by
10 the architecture and the building layout and
11 the site that we're dealing with. But after
12 a lot of back and forth, that's -- those are
13 the numbers that the developers arrived at
14 after putting all of those factors in
15 consideration.

16 PRESIDENT CANTOR: Thank you.
17 Anything further?

18 MR. PIECUCH: Thank you,
19 Councilor.

20 PRESIDENT CANTOR: Yes. Thank
21 you so much. Anything further,
22 Ms. Billings-Smith?

23 COUNCILOR BILLINGS-SMITH: No.

24 PRESIDENT CANTOR: No? You're
25 all set?

1 Ms. Banks?

2 COUNCILOR BLANKS: Thank you,
3 Madam Mayor. Through you, and thank you for
4 the presentation. I always enjoy looking at
5 and seeing these plans and then actually
6 seeing them develop and, you know, coming to
7 light. That's a beautiful thing and the
8 beautiful thing living in West Hartford where
9 we're continuing to grow and develop.

10 So a couple of questions that
11 I have in terms of the balconies. So just
12 based on what you just showed us, are the
13 balconies attached to which units? Because I
14 don't think you have the balconies for every
15 unit.

16 So it looks like -- are they
17 attached to both one-bedrooms or
18 two-bedrooms? Or how is that determined?

19 MR. PIECUCH: So there are 12
20 units on each floor. Floors two through five
21 are the residential units. And of those, and
22 there are nine per floor that have balconies
23 and each balcony is served exclusively by
24 those units.

25 The three units per floor that

1 do not have a balcony are the ones that are
2 facing directly onto Farmington Avenue. That
3 there was some design consideration involved
4 in that and not having balconies overlooking
5 directly under Farmington Avenue.

6 But all of the units that are
7 on the east side, the west side and the north
8 side each have their own individual balcony.

9 And the only other thing I
10 would add is each of the tenants, the
11 residential tenants will have access to the
12 first floor outdoor amenity space which I
13 believe is over 2000 square feet. And on the
14 western side of the building, the
15 second-floor balconies are slightly bigger
16 than those on the upper floors.

17 COUNCILOR BLANKS: Thank you.

18 PRESIDENT CANTOR: Thank you.

19 Anything further, Ms. Blanks?

20 COUNCILOR BLANKS: Yes.

21 Through you Madam Mayor, also on the slide
22 that you showed in terms of the traffic flow?
23 So I noticed that the entrance is on the east
24 side -- is it? East side of the building.

25 And so the exit, I wasn't sure

1 if the exit is on the same side, or is it on
2 the opposite side? Because I know on the
3 opposite side is where the patio -- and the
4 building next to it. So I couldn't tell.

5 MR. PIECUCH: Sure. We've
6 relocated the access drive from what is now
7 essentially a canyon between the two
8 buildings. That's about twelve feet wide,
9 we've moved that to the eastern side of the
10 site. We did that in consultation with
11 Mr. Martin very early on so that we would
12 best site that entry and exit point between
13 essentially Raymond Road and Trout Brook.

14 There is a full access which
15 means there's two full lanes; one in, one
16 out. And so it's about 24 feet wide there,
17 whereas right now we've got about 11 feet, 12
18 feet.

19 PRESIDENT CANTOR: Thank you.
20 Anything further, Ms. Banks?

21 COUNCILOR BLANKS: Thank you,
22 Madam Mayor. I'm all set for now.

23 PRESIDENT CANTOR: Great.
24 Thank you.

25 And then we go to Councilor

1 Cortes.

2 COUNCILOR CORTES: Thank you
3 madam Mayor. I have a few questions and
4 comments. So through you, Madam Mayor.

5 First of all, it's exciting to
6 see something like this come up, you know,
7 because its growth. It's one thing that we
8 want for the Town. And this is a great
9 example for growth. This particular site, I
10 think it's awesome for something like this
11 and this is what we need to move forward.

12 One of the questions -- one of
13 the concerns I have is with the parking
14 spaces. I read this report. I went through
15 the 700 and something page report about six,
16 seven weeks ago. And I know there was like a
17 ginormous report on parking and a lot of data
18 that was taken.

19 And one report that I read
20 early on, it said that there's a recommended
21 amount of parking space that the Town
22 requires, and you guys are just shy of the
23 parking space. In this particular area
24 there's a huge problem with parking. So I
25 was wondering if you can elaborate on the

1 parking situation, if there has been any
2 changes and what is the final outcome?
3 Because I'm sure I missed it somewhere on
4 that report.

5 PRESIDENT CANTOR: Thank you,
6 Councilor Cortes.

7 MR. PIECUCH: So Colleen Byrne
8 from Solli engineering is on with us. If
9 there are any technical questions about the
10 parking study that was done.

11 I can sort of give a layman's
12 explanation this.

13 So the Isham Garage is about
14 500 feet away. It's about a two-minute walk.
15 Frankly, we expect all of our tenants to be
16 walking to Whole Foods once or twice a week
17 to get their groceries. The Isham Garage is
18 closer to our site than the Whole Foods is.

19 So what we've done is
20 obviously we have a certain amount of parking
21 that's on site, but we also have a certain
22 amount of parking that will be in the Isham
23 Garage. There is precedent in Town for town
24 parking in the center to be used like this.
25 For example, the Delamar Hotel makes use of

1 some of the surface parking spaces in the
2 Town Hall parking lot.

3 This is something that we have
4 met with town staff about. There's a staff
5 memo from the Town Manager in your packet.
6 So we're fully prepared to enter into a
7 long-term agreement with the Town to lease
8 spaces in the Isham garage.

9 What I will say -- and I think
10 Brian touched on this very well, is due to
11 the location of the building you're going to
12 have many users of this building that are
13 using their cars very infrequently. We fully
14 expect to have residential tenants who are
15 walking to work, walking to the grocery
16 store, walking to the gym, walking to meet
17 friends, et cetera.

18 So for those folks, you know,
19 their car is going to stay in the garage.
20 They're going to use it maybe once or twice a
21 week, but it's going to stay there.

22 So we're able to fully make
23 use of the parking on site as well as in the
24 Isham Garage to meet the parking needs. And
25 Ms. Byrne's report basically analyzes using a

1 mixed-use formula the number of parking
2 spaces that we need, and we're able to cover
3 both of them.

4 And the other point, which Mr.
5 Cortes just reminded me of is we also are
6 very adjacent to the public transportation.
7 There's the bus stop that's, you know, half a
8 block away right near the Bank of America.
9 So I know that transit-oriented development
10 is something that is on your minds.

11 And I know New Park gets a lot
12 of attention on that, but this is another
13 example of we are on a direct bus line up and
14 down Farmington Avenue with a bus stop just a
15 few steps away. So there -- even we expect
16 to be users that aren't using cars at all.

17 Thank you.

18 Mr. Councilor Cortes, anything
19 further?

20 COUNCILOR CORTES: So through
21 you, Madam Mayor. So thank you for that
22 explanation. You know, I appreciate that.
23 The other thing -- I guess this is more of a
24 comment. You know, early on as reports came
25 out, I know there's two apartments that are

1 workforce housing apartments, but you know,
2 it gets thrown around as affordable housing
3 and we all know that that's really not
4 affordable housing.

5 And I appreciate that it
6 hasn't come up in this public hearing, that
7 the first time it comes up is through me.
8 Because it's, you know, I don't want to give
9 false hope to people that there's going to be
10 two apartments that are affordable housing.
11 There's workforce housing. Yes, it's more
12 affordable than, you know, market rate, but
13 it's still not affordable housing options.

14 You know, I would love to see
15 something, something more out of the box,
16 especially for people who have disabilities.
17 You know, we have a big community of people
18 with autism and different disabilities that
19 could benefit from housing options -- but I
20 would have loved to see that -- but that's,
21 you know, you're a developer and that's, you
22 know, it's, you know, you see how -- what is
23 appropriate.

24 But for transit-orientated
25 development, this is a great idea. I would

1 love to see a little bit more out of the box.
2 But again, like I said, it's growth. The
3 location is great for this, like -- and as
4 you stated before, you know, it's bringing
5 what we have in New Park, bringing it more to
6 the Center of West Hartford.

7 So thank you for your
8 presentation.

9 PRESIDENT CANTOR: Thank you,
10 Mr. Cortez.

11 We can go to Mr. Davidoff now.

12 COUNCILOR DAVIDOFF: Thank
13 you, Madam Mayor. And through you, I've got
14 some questions that concerned parking and
15 some that concern vehicular traffic.

16 So the parking one, just for
17 the record, you were unable to get a parking
18 license with the abutter 928. Is that
19 correct? Through you, Madam Mayor.

20 MR. PIECUCH: That is correct.
21 We were unable to secure a cross easement
22 with the abutter to the west.

23 COUNCILOR DAVIDOFF: Through
24 you, Madam Mayor, with respect to the snow
25 shelf should we get a foot or two feet of

1 snow, would that snow be kept on site in a
2 parking space? Or would that be carted off
3 site?

4 MR. PIECUCH: That would be --
5 if we get a two feet snowstorm, of course
6 that's going to be moved off site. And in
7 our application narrative we do address snow
8 management and we've made that commitment to
9 manage snow in that way in our application
10 materials.

11 COUNCILOR DAVIDOFF: Thank
12 you. Through you, Madam Mayor, how many
13 spaces, parking spaces will tenants receive
14 with their unit, a one-bedroom unit or a
15 two-bedroom unit? Would they each receive
16 the same number of parking spaces?

17 MR. PIECUCH: One moment,
18 Mr. Councilor.

19 The parking assignments are
20 going to be based upon tenant needs. For
21 example, if a two-bedroom apartment has a
22 couple there and they need two parking
23 spaces, we've made provisions for that.

24 In terms of the one-bedrooms,
25 you know, similar situation. But there, like

1 we said, it could be some tenants that don't
2 have a car at all.

3 COUNCILOR DAVIDOFF: Okay.
4 Through you, Madam Mayor. Would the tenants
5 receive priority for the spaces on site
6 compared to those being used by the
7 commercial tenants and their customers?

8 MR. PIECUCH: Yeah, it's going
9 to be balanced, Mr. Councilor. I don't think
10 that we've gotten frankly that far along to
11 specifically assign spots to specific spaces.
12 Obviously from an operational point of view,
13 we're going to have to make allowance both
14 for the commercial tenants as well as the
15 residential.

16 You know, just as an example,
17 we fully foresee that the commercial space,
18 if there are employees that are on a typical
19 nine-to-five shift, that those are the, you
20 know, folks -- for example, would be parking
21 in the garage and taking a two-minute walk to
22 come to work. And that they're not
23 necessarily going to be parking on site and
24 taking a parking space on site.

25 COUNCILOR DAVIDOFF: Have you

1 thought as to whether or not there would be
2 any visitor parking on site?

3 MR. PIECUCH: There is going
4 to be room for visitor parking. It's not
5 specifically marked, but the analysis that
6 we've done will provide for there to be some
7 open spaces on site for visitors to use as
8 well as for users of the commercial space.

9 COUNCILOR DAVIDOFF: This
10 scenario is a little different than the
11 Delamar. Through you, Madam Mayor, in the
12 Delamar situation hotel guests have their car
13 valet parked for them.

14 I don't believe there's going
15 to be any type of valet parking that's going
16 to have somebody just drop them off at the
17 apartment building, and then they park their
18 car in the garage, and then retrieve it when
19 that's here. Is that correct?

20 MR. PIECUCH: That is correct,
21 Councilor.

22 COUNCILOR DAVIDOFF: And one
23 last question --

24 MR. PIECUCH: And we have made
25 provisions. I'm sorry, go ahead.

1 COUNCILOR DAVIDOFF: I'm
2 sorry. You had further comments?

3 MR. PIECUCH: I did. Part of
4 the revised plan that we put into effect
5 after we talked with TPZ on some of the
6 wetlands comment is we sort of reconfigured.
7 We have a loading and unloading space which
8 is 20 feet by 20 feet, which is in the
9 northwest corner of the building.

10 So that is going to be there
11 for loading, unloading and that's going to
12 give an opportunity for tenants who, for
13 example, have gone and done food shopping or
14 done something and need to load and unload --
15 that's going to have the ability to have two
16 vehicles there to allow for that. So that's
17 going to give us some flexibility on the
18 apartments as well.

19 COUNCILOR DAVIDOFF: Just to
20 follow up on that. Through you, Madam Mayor,
21 if somebody does their grocery shopping, they
22 bring their groceries up, I don't think I
23 would anticipate -- or would you anticipate
24 that they would come back down and move their
25 car to the garage? Or do you think they

1 would just leave it in the lot?

2 MR. PIECUCH: Certainly, that
3 they're not going to leave it in the loading
4 and unloading space, but if there's available
5 parking for them in a lot, sure.

6 COUNCILOR DAVIDOFF: And my
7 last question -- thank you, Madam Mayor --
8 deals with traffic and turning. I noticed as
9 one of my colleagues pointed out that you've
10 moved the driveway so that it can accommodate
11 an in-and-out that's 24 feet wide. And
12 you've moved it closer to the intersection of
13 Trout Brook as the cross intersection.

14 Will a left turn be allowed
15 out of the site onto Farmington Avenue?

16 MR. PIECUCH: I'll turn this
17 over to Mr. Bruton.

18 MATTHEW BRUTON: Again, Matt
19 Bruton for the record. Yeah, so we did move
20 the driveway to create some separation
21 distance to the existing traffic signals on
22 discussion with this setup with town staff.
23 And the driveway will be full access. So
24 people can turn right or left into the site,
25 and also left or right when leaving the site.

1 A lot of that will be driven
2 by, obviously traffic flows, but we are
3 leaving that flexibility for that option.

4 COUNCILOR DAVIDOFF: Thanks.
5 I just want to clarify your testimony. So if
6 somebody's exiting the site and it's the four
7 to seven o'clock hour, and they want to head
8 south down Trout Brook, it's going to be very
9 difficult to go over four lanes of traffic to
10 get to that right lane to make that turn. Is
11 that correct?

12 So, you would just -- is the
13 presumption that the driver would be smart
14 enough to realize that they would then at
15 that point have to make a right turn and
16 proceed possibly down Raymond Road to head
17 southbound.

18 MATTHEW BRUTON: Exactly, Mr.
19 Commissioner. It's going to be almost like a
20 self regulating -- right? You're not going
21 to want to sit there for, you know, five, ten
22 minutes waiting for an opening. You're going
23 to just take that quick right and find an
24 alternative route based on existing traffic
25 volumes in those busy times.

1 COUNCILOR DAVIDOFF: And just
2 to follow up on that, do you have traffic
3 counts for that hour to illustrate what the
4 traffic is at that particular hour? And
5 whether or not -- did you try to determine
6 whether or not this traffic motion would
7 incur any difficulties?

8 MATTHEW BRUTON: We did do
9 that. We did submit a full traffic study and
10 analysis that was reviewed. If you give me a
11 few moments I can have that pulled up, if you
12 would like to see that in more specific
13 detail.

14 But the traffic study did
15 support a full access driveway in this
16 location for this particular use.

17 COUNCILOR DAVIDOFF: I'm
18 really more concerned about the egress out
19 with a left turn. So if you have that data,
20 if you can provide it before we close the
21 public hearing that would be great.

22 MATTHEW BRUTON: Absolutely.
23 Give me a moment and continue on with other
24 questions and I can pull that up and share
25 when we get back.

1 COUNCILOR DAVIDOFF: I'm all
2 done with my questions. Thank you, Madam
3 Mayor.

4 PRESIDENT CANTOR: Thank you,
5 Mr. Davidoff.

6 You got off easy.
7 Mr. Merritt, do you have
8 questions?

9 MR. MERRITT: Thank you, Madam
10 Mayor. And through you, one question I do
11 have about the carbon footprint, we'll call
12 it. So I like the fact of the landscape, the
13 bike racks and the charging.

14 Have you looked at other ways
15 to help mitigate/reduce our carbon footprint.
16 I know the Town has a goal of getting carbon
17 neutral by 2050. So I just want to know if
18 this project had that? That's one of my
19 questions.

20 MR. PIECUCH: Mr. Zelman.

21 PRESIDENT CANTOR: He might be
22 on mute. I don't know -- okay.

23 Sorry. Thanks. And thank
24 you, Mr. Merritt, for the question.

25 BRIAN ZELMAN: Yeah. As I

1 mentioned, you know, in any project that we
2 build we look to be as energy efficient as
3 possible. It's unfortunate that in this
4 instance we don't have the capacity, you
5 know, the rooftop space to implement solar.

6 So unfortunately that is off
7 the table, but we will be participating in a
8 program with Eversource where we seek to
9 exceed the building code, the energy codes,
10 and there's certain thresholds.

11 So you know, as part of our
12 design we have a consultant that we have on
13 board and works with us and the architect on,
14 you know, on materials that are incorporated
15 into the building and methods of construction
16 to make the building as energy efficient as
17 possible to, you know, to minimize the energy
18 usage.

19 PRESIDENT CANTOR: Thank you.
20 Mr. Merritt?

21 MR. MERRITT: No. Thank you
22 for that, and I appreciate the lengths of
23 going that way and the restrictions that you
24 might have on the rooftop. I do want to just
25 make one comment here.

1 I mean, I love the fact that
2 we're making this investment in modernizing
3 two buildings that are non-revenue producing
4 for us as a whole and providing an
5 opportunity for more urbanization. I've seen
6 this type of development across the country
7 in a number of different areas and seen it
8 really gravitate to enhancing our center, but
9 also providing opportunities to folks coming
10 into town, and all those mentioned as empty
11 nesting.

12 So I appreciate that, and
13 thank you for your investment in our Town.

14 PRESIDENT CANTOR: Thank you,
15 Mr. Merritt.

16 Okay. We will go to
17 Mr. Sweeney now.

18 COUNCILOR SWEENEY: Thank you,
19 Madam Mayor.

20 I wanted to just say thank you
21 to the applicants for this really nice
22 application that you're putting before us.
23 It's nice to see those buildings being
24 developed.

25 I kind of want to just follow

1 up on the questions that were asked earlier
2 on the affordable units, and just kind of
3 wanted to understand how you came to offer
4 the two units. And that's been kind of a
5 question that we've all been asking that
6 begins recently, and just kind of wanted to
7 understand the science to that.

8 PRESIDENT CANTOR: Thank you,
9 Mr. Sweeney.

10 Go ahead.

11 MR. PIECUCH: We understood
12 very early on in the process that an
13 affordable component was important to the
14 Town. You know, the economics of, you know,
15 of any project on a site that's less than one
16 acre are extremely challenging. And we've
17 tried very hard to, you know, to do as much
18 as possible, which, you know, ended up being
19 the two units.

20 So we're putting our best foot
21 forward in terms of what we're able to offer
22 in the building for affordable units.

23 PRESIDENT CANTOR: Thank you.
24 Mr. Sweeney?

25 COUNCILOR SWEENEY: Just a

1 little a little bit more specificity,
2 specificity on how you go about putting that
3 together?

4 MR. PIECUCH: Sorry.
5 Specifically?

6 COUNCILOR SWEENEY: Yeah. So
7 if you have -- with 48 units how do you
8 determine you want to do two as opposed to
9 four --

10 MR. PIECUCH: Well, we looked
11 at -- sorry. We looked at, you know, we
12 looked at the economics of, you know, of the
13 market rents, you know, and factored that in.
14 And then looked at the affordable pricing and
15 figured out how many we could do, you know,
16 without putting the project in jeopardy of
17 not being financially feasible.

18 COUNCILOR SWEENEY: Okay.
19 Thank you. Thank you, Madam Mayor. And
20 again, thank you guys so much for this
21 application. We appreciate it, and looking
22 forward to see it move.

23 PRESIDENT CANTOR: Thank you,
24 Mr. Sweeney.

25 And Mr. Wenograd, how about

1 that, you're not last?

2 COUNCILOR WENOGRAD: I know.
3 Isn't that wonderful? No, I always had
4 Williams behind me, too. So, you know.

5 PRESIDENT CANTOR: That's
6 true.

7 COUNCILOR WENOGRAD: Thank
8 you. Through you, Madam Mayor. And thank
9 you very much for this presentation. A lot
10 of the questions I had have been answered,
11 but a couple of topics I'd like to address.

12 One, the whole use of the
13 garage I think is very innovative, and I
14 appreciate that -- and I'm glad that was able
15 to work out. I do have one question in that
16 what -- two on that. One is whether you're
17 going to be purchasing, as I understand it,
18 passes, you know, for the garage for your
19 tenants. And I do know note that in the
20 application it does state that these won't be
21 reserved spots.

22 So unlike the Delamar where we
23 have that area that is reserved, or in their
24 spaces in the parking garage in that first
25 floor that are reserved, these are

1 non-reserved spaces. I just want to confirm
2 that. Through you, Madam Mayor.

3 PRESIDENT CANTOR: Thank you,
4 Mr. Wenograd.

5 MR. PIECUCH: Yeah. That is
6 correct. They are unreserved spaces and
7 there will be passes, you know, as part of
8 those.

9 So you know, tenants both
10 residential and commercial, you know, as part
11 of their lease arrangements will be assigned
12 a space in the garage. So it's not, you
13 know, first come first serve and, you know,
14 on site or in the garage. Specific tenants
15 will be obligated to park in the garage and
16 they'll have the passes to accommodate that.

17 COUNCILOR WENOGRAD: Thank you
18 for that.

19 And again, through you Madam
20 Mayor, and are those passes -- will those be
21 something that will -- you mentioned sort of
22 as of need. So will they be free? Or sort
23 of part of one's rent? Will there be, you
24 know -- I guess I'm asking, you know, will
25 people who need them pay more? Or

1 conversely, will those who don't need the
2 parking get a break off their rent?

3 In other words, is that like
4 an extra cost, or savings?

5 MR. PIECUCH: That's a
6 question I'm not sure that we've sort of
7 figured that out yet. Well you know, maybe
8 there will be a discount for parking in the
9 garage, or maybe there'll be a premium for
10 parking on site.

11 But those operational details
12 will be, you know, will be ironed out once we
13 have a better understanding of the tenants'
14 needs for parking, both for residential and
15 commercial.

16 COUNCILOR WENOGRAD: Thank you
17 for that. And I'll just point, you know, as
18 I'm sure you're aware -- and certainly in
19 other similar developments there there's
20 discussion of whether or not people should be
21 paying for the -- people who don't need cars
22 should be paying the full cost of parking,
23 and obviously parking tends to add to the,
24 sort of, to the rent.

25 So I mean, I would encourage,

1 you know, that to figure out -- you know, if
2 possible. Certainly not as part of your
3 application, but if it's possible, to sort of
4 give that extra credit as it were to those
5 who don't need the parking as a way of
6 encouraging bikes and mass transit and
7 such -- but certainly, nothing we'd put in as
8 a condition.

9 But on the SDD, one thing we
10 didn't -- we usually see in the application;
11 I didn't see in here -- was whether or not
12 there are any waivers/exceptions that you're
13 looking for from us as of right, multifamily
14 development. In particular, I want open
15 space issues. Or you know, I see the
16 parking, but like, I didn't see a discussion
17 of open space or other exceptions that you're
18 asking us to do as part of the SDD.

19 MR. PIECUCH: For the record,
20 Attorney Piecuch.

21 Sure. I can run through that
22 quickly because I did make a list. I was
23 expecting this question may come up.

24 So obviously as an SDD, as the
25 Council knows, there's an ability to alter

standards. So the standards that are being altered in this case are parking space depths. A strict reading of the zoning ordinance requires 20 feet depths on the spaces -- and we've gone to 18, which is something that has been done in other SDDs.

The drive aisles have been narrowed in some cases to 22 feet. Obviously we've talked about parking count. The study by Solli Engineering did the whole analysis based upon the mixed use of what the actual usage needs would be both on site and in the garage.

There is also the ability under the ordinances to get an increase in FAR. We are slightly over the 1.25 FAR. Were at 1.42.

Also in the CBD -- so that's allowed in the CBDH zone which we're seeking to change to. Also in CBDH we're allowed to have an additional up to six stories. We're at five.

As part of the application submission we've done a great plain analysis. The parking area is actually not a story for

1 purposes of the interpretation of this. So
2 we've gone from four to five stories.

3 Signage, we are slightly -- I
4 shouldn't say slightly above. We're above --
5 our numbers for the tenant signage are
6 actually below what would be required, but
7 we've asked for some building signage, almost
8 branding signage. So when you combine them,
9 we are a little bit above the signage
10 requirements.

11 Open space is something that
12 we are seeking a reduction on. We do have
13 just over 2,000 square feet on the patio.
14 The balconies come to just under 2300 square
15 feet total. There's a formula in the
16 regulation or in the ordinance that allows
17 for a bonus if you have certain balconies
18 that are reserved just for a particular unit.
19 So we take advantage of that.

20 So we're at about 6,000 square
21 feet on the open space. The one thing that I
22 would point out -- and this is something
23 that's even discussed in the plan of
24 conservation and development, is trying to
25 create linkages with the Trout Brook Trail

1 which we're immediately adjacent to.

2 So if we do do the
3 calculations on the open space we are below,
4 but what we would suggest to the Council is
5 that because of the close proximity to the
6 Trout Brook Trail we have plenty of passive
7 and active recreation immediately adjacent.
8 And that's why we believe that this would be
9 an appropriate amount of open space on site
10 given the amount that is available
11 immediately offsite.

12 PRESIDENT CANTOR: Thank you.
13 Mr. Wenograd?

14 COUNCILOR WENOGRAD: Thank
15 you, Madam Mayor.

16 And thank you for that
17 explanation. I am channeling Leon, I think,
18 on this one and making sure we got all that
19 on the record, that that is what you're
20 seeking.

21 One other, just one other
22 question related to this space. I'm looking
23 at sort of Google Maps and looking at the
24 streetscape. The driveway is, as I
25 understand it, you know, a little bit to the

1 east of the current building. Is that
2 correct?

3 Your footprint is not quite
4 exactly at the current building, a little
5 beyond, and I noticed a fair amount of trees
6 there. Can you talk about, sort of, what --
7 I might be wrong about that, but if you can
8 talk about sort of what is being removed in
9 terms of current green-scape and maybe talk a
10 little bit more about what's being done to
11 replace that? Thank you.

12 MATTHEW BRUTON: Again, Matt
13 Bruton for the record. I'm just going to
14 share my screen real quick to show you the
15 site plan again.

16 So if I zoom in here to show
17 you what's going on, obviously this is the
18 proposed pipeline. The existing building
19 I'll just highlight in yellow here. That's
20 one building, and the second building is very
21 close nextdoor.

22 If I bring up Google Street
23 View, you can see this is the building I'm
24 talking about on the left. This is the
25 building I'm talking about to the right.

1 Hold on one second.

2 This is the building on the
3 left. This is the building on the right. In
4 general our building is going to be favoring
5 the left-hand side. So there's obviously
6 some landscaping along the front of each
7 building that is going to be demolished as
8 part of this redevelopment. But as I
9 mentioned before, this whole streetscape is
10 going to be redeveloped.

11 This tree is actually on the
12 adjacent parcel, and if I slide ever so
13 slightly down here, this adjacent land is not
14 part of the project.

15 Does that answer your question
16 in terms of landscaping? There's very little
17 on this parcel to begin with.

18 COUNCILOR WENOGRAD: Thank
19 you. Through you, Madam Mayor. Same
20 picture -- so point out where the driveway is
21 on this picture? Is it at the entrance?

22 No, the new one.

23 MATTHEW BRUTON: Oh, yeah.
24 The existing driveway is here. The new
25 driveway would be slid to the right of the

1 screen, to the right side of this building.

2 Let me switch plans real
3 quick.

4 So I'll just change colors so
5 you can see. So the existing driveway is
6 approximately here by the red line, and we're
7 shifting to the right side of the existing
8 building over here by this gray hatched area.
9 We're hugging the property line here.

10 COUNCILOR WENOGRAD: So it
11 looks like there's a tree there in that top
12 red mark. It looks like some of that
13 greenery to the east of the current building
14 looks like that's in your driveway?

15 MATTHEW BRUTON: Yeah. So
16 there's one tree here, Mr. Commissioner.
17 Everything else that I'm highlighting in
18 yellow is over the property line.

19 COUNCILOR WENOGRAD: Okay.
20 All right. Well, thank you very much. I
21 don't have any more questions.

22 MATTHEW BRUTON: You're very
23 welcome.

24 PRESIDENT CANTOR: Thank you,
25 Mr. Wenograd.

1 And Mr. Zydanowicz -- and
2 don't get used to being last. We flip
3 oftentimes, so don't worry.

4 COUNCILOR ZYDANOWICZ: Well, I
5 went to high school with a Zygmierski and she
6 was behind me. So I was never last -- Z-y-g,
7 so anyway.

8 PRESIDENT CANTOR: Well --
9 see, I haven't gone yet, so I saved that,
10 too.

11 COUNCILOR ZYDANOWICZ: Thank
12 you. Great, great presentation. I too, like
13 many of my colleagues, have some concerns and
14 questions about the parking. A lot of them
15 were asked -- but I'm sorry if I missed this.
16 I did not read that, the entire 45-page
17 thing.

18 How many parking spots are you
19 actually planning for it? And you talked
20 about expected residents not to use cars.
21 Are you using some kind of engineering
22 demographic formula to give you an
23 approximate for this particular town, this
24 income level for this town in the
25 demographic?

1 Because at the minimum there's
2 60 cars, and I'm just wondering what kind of
3 parking you have. And that's not counting
4 any of the retail space. So if you could
5 just talk me through the exact amount of
6 parking spaces and how you came up with that
7 formula? Thank you.

8 MATTHEW BRUTON: So again,
9 Matt Bruton for the record. So we are
10 proposing 57 parking spaces on site. That's
11 a combination of surface parking and then
12 underneath the building. And then we're also
13 accounting for 24 parking spaces within the
14 public garage.

15 So that, that has been
16 determined to be adequate and sufficient for
17 the blend of the mix of residential and
18 proposed commercial tenants on that first
19 floor.

20 COUNCILOR ZYDANOWICZ: Right
21 off the bat, not enough parking for the
22 building on site. Correct?

23 MATTHEW BRUTON: Correct. The
24 need for the public parking spaces in the
25 public garage is integral to the success of

1 the project.

2 COUNCILOR ZYDANOWICZ: Okay.
3 Thank you.

4 PRESIDENT CANTOR: Is that it,
5 Mr. Zydanowicz?

6 COUNCILOR ZYDANOWICZ: Thank
7 you, Madam Mayor.

8 PRESIDENT CANTOR: Okay.
9 Excellent. All right. A lot of good
10 questions. Many of mine were answered.

11 I do have a question if you
12 had thought about -- and when you become sort
13 of a little more narrowed in the operations,
14 whether a shared car -- you know we've seen
15 in more urban developments or village kind of
16 settings where there potentially is an
17 electric car that is a house car that can be
18 used, or a couple of them that can be used by
19 tenants. They can sign up. I didn't know if
20 that was something that you considered.

21 So similarly with the
22 bicycles, if there is a kind of a bicycle
23 inventory, a few that are house bicycles that
24 that can be used. I don't know if that was
25 something you thought about.

1 It doesn't impact my vote in
2 any way, but I'm just wondering if that's
3 something you thought about.

4 MR. PIECUCH: Madam Mayor,
5 we're certainly going to look into having a
6 shared bicycle system for residential tenants
7 to be able to check out bicycles. That's a
8 great idea and something that the development
9 team is -- nodding their heads, yes, that's a
10 great idea.

11 In terms of Zipcar or car
12 sharing. That's not something that we
13 operationally looked at yet. We are going to
14 be providing for the electric charge -- I
15 know it's slightly off topic, but we're going
16 to be providing for electronic charging
17 stations for EV cars and the like.

18 Certainly as we go forward
19 we'll look into that. I'm certainly not in a
20 position to make any operational promises on
21 that tonight, but it's a good suggestion and
22 something that we're going to definitely look
23 into.

24 PRESIDENT CANTOR: Thank you.
25 I saw when we looked at the

1 rendering that Mr. Wenograd -- that you had
2 called up when Mr. Wenograd was discussing
3 the driveway and whether, you know, entrance
4 and egress.

5 Is there a telephone pole
6 there that would block any sightline? I just
7 am a little concerned about that. I didn't
8 know if that was something that was looked
9 into?

10 MATTHEW BRUTON: Again, Matt
11 Bruton for the record. Yeah, the proposed
12 driveway obviously needs to have the
13 appropriate sightlines to be safe for exiting
14 the exit -- entering and exiting of vehicles
15 along with pedestrians that may be crossing
16 it.

17 So there are adequate sight
18 lines in each direction to accommodate
19 passenger vehicles and the occasional
20 delivery truck. Yeah, a the pole obviously
21 is a quite small diameter. So not a concern
22 particularly.

23 PRESIDENT CANTOR: Right. A
24 delivery truck maybe backing up might be a
25 problem with a with a telephone pole, but I

1 don't know if --

2 MATTHEW BRUTON: Yes, we
3 analyzed the circulation within the parking
4 lot. Nothing should be backing out of this
5 driveway.

6 There's ability to turn
7 around, whether it's a delivery vehicle or a
8 municipal emergency vehicle, to circulate in
9 the parking lot. So everybody should be
10 pulling straight out, which is the safest
11 possible movement for anybody exiting this
12 property.

13 PRESIDENT CANTOR: Great.
14 That's a good answer. So let's see. I know
15 Mr. Wenograd had a pedestrian question.
16 We'll go back to Mr. Wenograd for a minute.

17 COUNCILOR WENOGRAD: Thank
18 you, Madam Mayor. Hopefully it's a good
19 question, not a pedestrian one.

20 But given that your, you know,
21 building into the project, you know, is the
22 parking -- is parking across the street and
23 down the block a bit, it is obviously a short
24 walk.

25 But in your traffic study, was

1 there any look at sort of the pedestrian
2 infrastructure there? There is obviously a
3 crosswalk at Trout Brook and another that are
4 in front of the Subway. I walk that a lot.
5 I don't find that to be necessarily the
6 easiest crossing right there, and I was
7 wondering whether or not the engineers had
8 looked at that at all.

9 And since, you know, your
10 residents will in fact be making that, that
11 walk, you know, potentially late at night and
12 you are making that as part of your
13 application -- so it isn't just the type of
14 walking we all do. You know it is specific
15 to your plan.

16 And I wonder if that was
17 looked at, or any suggestions as to how to
18 make that perhaps a safer walk?

19 MR. PIECUCH: Yeah, that's a
20 good question, Mr. Wenograd. Yeah, there are
21 existing crosswalks, as you mentioned, at the
22 corner of Farmington Ave and Trout Brook
23 which are a little bit further away from the
24 front door of this development. The bigger
25 one that we think would be mostly utilized is

1 the one right in front of the current Subway
2 commercial building on the, you know, corner
3 of Farmington and Raymond.

4 So we are improving and
5 extending the paver street walk between the
6 facade of this building and that crosswalk.
7 Any additional crosswalks would kind of be
8 looked upon poorly as a mid-block crossing.
9 So we're intending any patrons or residents
10 to be using the Raymond Road intersection as
11 the most easily accessible way to the further
12 utilities and amenities within the
13 neighborhood.

14 COUNCILOR WENOGRAD: Thank
15 you.

16 And I haven't looked at it --
17 do we know whether or not that particular
18 crosswalk is the modern ADA approved, a sound
19 or an indicator? I'm not sure if that
20 from -- by demand. Have you looked to see?

21 I don't remember whether that
22 particular button works and what, you know,
23 or is it automatic? And whether or not,
24 again it has the sound that others do?

25 MR. PIECUCH: Yeah. Great

1 question. I haven't pushed it myself, but
2 I'm going to share the screen with you so you
3 can see what I'm looking at -- and one
4 second.

5 So this is looking down
6 Farmington Avenue. So our building would be
7 kind of over our right-hand shoulder. So you
8 can see there is a painted crosswalk here. I
9 know there's a little bit of construction
10 going on in terms of pavement and markings
11 here, but there are ped buttons here and
12 visuals on both sides of the road to aid
13 pedestrian crossing.

14 COUNCILOR WENOGRAD: Thank
15 you. I don't have any other questions, Madam
16 Mayor.

17 PRESIDENT CANTOR: Thank you.
18 Mr. Wenograd.

19 And Mr. Merritt had a question
20 about commercial space and limitations. Is
21 it correct no restaurants or eateries, based
22 on information he read?

23 Can you address that?

24 MR. PIECUCH: Yes, that is
25 correct.

1 **PRESIDENT CANTOR:** Okay.

2 **Thank you.**

3 **Yes, Mr. Sweeney, you had a**
4 **question?**

5 **COUNCILOR SWEENEY:** Yeah, just
6 **one question. It just came up that I was**
7 **thinking about as you were showing that**
8 **picture of Farmington Avenue.**

9 **A little while ago we -- I**
10 **don't know if you guys are familiar with the**
11 **entranceway with the Bank of America, like,**
12 **right up the street? And I think we actually**
13 **had to get involved in regards to allowing**
14 **for people to get out and create a space to**
15 **not block that area on Farmington Avenue.**

16 **And I just kind of wanted to**
17 **know if that's something that you guys are**
18 **familiar with and, you know, I want to make**
19 **sure that people aren't caught or stuck in**
20 **your apartment area and can't get access when**
21 **there's that traffic that we are all familiar**
22 **with.**

23 **It does back up during traffic**
24 **hours. We just want to make sure your**
25 **tenants are not stuck in there and how if**

1 there's any way that, you know, we can help
2 or figure out that situation.

3 PRESIDENT CANTOR: Thank you,
4 Mr. Sweeney. That was actually my next
5 question. That was really good. Yeah, it's
6 the box -- yeah. Anyway.

7 MR. PIECUCH: Mr. Sweeney, if
8 I understand the other projects correctly,
9 it's kind of more of a do-not-block-the-box
10 type of situation, to leave any queues from
11 blocking up and backing.

12 We're not proposing that at
13 this time for development. It's something
14 that could be considered if it becomes a
15 problem down the way, but we don't think it's
16 warranted at this time. We are providing
17 some re-striping in consultation with town
18 staff to extend queue lanes on Farmington
19 Ave, but we are not proposing to do any
20 block-the-box type of painting at this time.

21 PRESIDENT CANTOR: Thank you.
22 Mr. Sweeney, anything?

23 COUNCILOR SWEENEY: No, just
24 as long as you guys are aware of that, that
25 scenario.

1 **PRESIDENT CANTOR:**

2 Mr. Davidoff, I saw your hand
3 up?

4 **COUNCILOR DAVIDOFF:** Thank
5 you, Madam Mayor. Through you, I presume
6 that the mechanicals are going to be located
7 on the top of the building. With that said,
8 was there any thought during the planning
9 process to have any type of amenities for the
10 tenants on the rooftop. Whether it be
11 seating, or grilling, or things of that
12 nature? It seems to be very popular in the
13 metropolitan area.

14 **PRESIDENT CANTOR:** Thank you,
15 Mr. Davidoff. And I also had that as a
16 question, on air conditioning and condenser
17 units. Okay. An answer for that?

18 **MR. PIECUCH:** Again, Attorney
19 Piecuch. We did consider it. We looked at a
20 number of different things and ultimately
21 what we landed on was moving that amenity
22 space actually to be on the first floor and
23 immediately accessible to the streetscape on
24 Farmington Avenue.

25 We thought that would add to

1 the vibrancy of the streetscape to have the
2 people down on that level. And I think also
3 just looking at some of the building design
4 aspects of needing the roof space for
5 mechanicals and things like that ultimately
6 pushed us in that direction as well.

7 So it is something that we
8 looked at, but we ultimately ended up where
9 we are in terms of the first floor amenity
10 space.

11 PRESIDENT CANTOR: Thank you.
12 I do want to get to the public. I know there
13 are a couple -- maybe a couple of people that
14 might be on the line. We did receive a
15 number of write-in comments.

16 But I did have one question
17 before on the condensers, on the air
18 conditioning condensers. Are those up above?
19 Where are those on the property?

20 MR. PIECUCH: Attorney
21 Piecuch. Those are all on the roof and they
22 are screened. And I know Mr. Milliard kind
23 of -- I didn't go into terrible detail in
24 terms of the mechanicals -- but the screen,
25 there's a sample shown on sheet A-22.

1 And then if you actually go to
2 the building route plan, you can see the
3 attachment style for the equipment screens.

4 One thing I will note -- and
5 this is something that came up in DRAC, is
6 they, for example, were looking at the
7 rendering from the corner of Trout Brook and
8 Farmington Avenue -- and said, well, hold on
9 a second. We can't see anything on the roof.

10 You guys forgot to put the
11 roof screening in your rendering. And we
12 actually did put the roof screening in the
13 rendering. It's just the perspective is such
14 that we were able to push everything sort of
15 towards the middle.

16 So we don't really expect to
17 be there -- to be too much view-age of the
18 roof mechanicals from, for example, Trout
19 Brook.

20 PRESIDENT CANTOR: Thank you.

21 I also wanted to access on
22 Internet or fiber. Is that going to be
23 something that will be underground, do you
24 expect for the building? Or how will that
25 work? I don't know if you know that yet.

1 MR. PIECUCH: Yes, that will
2 be underground.

3 PRESIDENT CANTOR: All right.
4 So I'm going to go to the public. I know we
5 have received comments, but we'll go to the
6 public hearing portion of the -- the public
7 portion of the public hearing.

8 Any resident or taxpayer of
9 the town who wishes to address the Council
10 during the public hearing may join the
11 meeting by video using WebEx or call. And I
12 will -- first we'll do WebEx, and then I'll
13 announce the number. So I think we had
14 Mr. Conway on from the chamber. I don't
15 know, Chris if you wanted to comment. I know
16 you wrote in.

17 But Chris are you -- do you
18 want to speak?

19 CHRISTOPHER CONWAY: Yeah, I
20 am here.

21 PRESIDENT CANTOR: All right,
22 great. Would you like to share?

23 CHRISTOPHER CONWAY: Can you
24 hear?

25 PRESIDENT CANTOR: Yes, we can

1 hear you.

2 CHRISTOPHER CONWAY: Thank
3 you, Madam Mayor and Councilors. Christopher
4 Conway. I'm the Executive Director of the
5 West Hartford Chamber of Commerce. Our
6 address is 948 Farmington Avenue.

7 We just saw some pictures of
8 my office during this presentation. So I
9 will -- this will potentially be my new
10 neighbors. Yes, I did submit a letter of
11 support for this project and I would like to
12 read that letter.

13 I sent the letter on January
14 4, 2022. The West Hartford Chamber of
15 Commerce representing over 500 businesses and
16 nonprofits supports the proposed application
17 by Farmington Avenue Acquisitions for 920 and
18 924 Farmington Avenue -- (unintelligible).

19 The chamber (unintelligible)
20 met Brian Zelman, one of the principles at
21 Farmington Avenue (unintelligible)
22 twenty-twenty --

23 PRESIDENT CANTOR: We are
24 having some trouble hearing you. It's going
25 in and out. So -- but we did receive your

1 letter, but you can continue.

2 A VOICE: We also have a copy
3 of it, Madam Mayor.

4 CHRISTOPHER CONWAY: -- for
5 support for the project (unintelligible) -- I
6 submitted, it's the same thing.

7 PRESIDENT CANTOR: Thank you.
8 I think that's probably better. Thank you so
9 much. I appreciate your being here and for
10 your feedback, especially being a neighbor in
11 addition to representing so many businesses
12 in West Hartford and the region.

13 Okay. Is there anybody else
14 on WebEx that would like to speak to this
15 public hearing? Madam Moderator, I don't
16 know if you can help me with this -- but I do
17 see numbers. I don't see any hands or
18 anything.

19 If you want to come off mute
20 you have to press star six, but you have to
21 be unmuted. Everybody is on mute that I
22 checked.

23 THE MODERATOR: Madam Mayor, I
24 can go down the list of phone numbers and see
25 if they are here to speak for this type of

1 hearing, or if they are here for the town
2 council public comment portion.

3 PRESIDENT CANTOR: Thank you.

4 THE MODERATOR: You're
5 welcome. I'm now going to go ahead and
6 unmute. The phone number who's last two
7 numbers end in 72.

8 You may star six if you wish
9 to speak.

10 PRESIDENT CANTOR: Okay. Go
11 ahead.

12 A VOICE: I'm here for a
13 resolution, to speak for a resolution.

14 PRESIDENT CANTOR: Thank you.

15 A VOICE: Thank you.

16 THE MODERATOR: I'll now
17 unmute a line whose phone number ends in 16.

18
19 (No response.)

20
21 PRESIDENT CANTOR: Okay.
22 They're not coming off mute. Okay. We'll go
23 to the next number. And again, remember if
24 you can hear me -- I hope you can -- you need
25 to press star six once you are unmuted.

1 So again, 16 -- I don't know
2 if you would like to speak to the resolution
3 as opposed to this public hearing, but we're
4 going to move on.

5 Okay. Go ahead, Madam
6 Moderator.

7 THE MODERATOR: A phone line
8 who ends in 20, you may unmute if you wish to
9 speak.

10 A VOICE: Good evening. I'm
11 here to speak to the climate crisis
12 resolution. So thank you. I'll talk later.

13 PRESIDENT CANTOR: Okay.
14 Thanks.

15 THE MODERATOR: Phone number
16 whose line ends in 51, if you wish to speak
17 regarding this matter, you may unmute your
18 line.

19 A VOICE: I am here to speak
20 on the resolution.

21 PRESIDENT CANTOR: Thank you.

22 THE MODERATOR: Phone number
23 whose line ends in 04, you may unmute your
24 line if you wish to keep on this matter.

25 A VOICE: I am here to speak

1 on the resolution.

2 PRESIDENT CANTOR: Thank you.

3 THE MODERATOR: Phone line
4 whose number ends in 36, you may unmute your
5 line if you wish to speak on this matter.

6 A VOICE: Hi. I'm calling to
7 speak about the resolution.

8 PRESIDENT CANTOR: Thank you.

9 THE MODERATOR: Thank you.
10 And lastly, if your phone number ends in 65
11 and you wish to speak on this matter, you may
12 star six to unmute.

13 JAKE DANGE: Yeah. Good
14 evening, Madam mayor, councilmembers, town
15 staff. My name is Jake Dange and I live at
16 177 Auburn Road, and I'd like to speak in
17 favor of the climate resolution later, if
18 possible, but for right now my comments are
19 regarding the 920 Farmington Avenue
20 development.

21 PRESIDENT CANTOR: Great. Go
22 ahead.

23 JAKE DANGE: I want to thank
24 the developers for being here tonight to
25 answer questions. I think it's a great

1 project to bring to West Hartford, and I
2 think we need more housing options. So let's
3 do this. Let's move forward.

4 I wanted to represent to the
5 Council an idea that has some support, which
6 is to look into at this time creating a
7 multimodal pathway that would connect the
8 Trout Brook Trail extension, which has
9 recently been brought from Fern down to
10 Farmington, to the right of way in front of
11 this development and further on down to North
12 Main.

13 I think that this might be a
14 great opportunity for the Town Council and
15 the developer and members of the public to
16 work together to create increased amenities
17 for non-automobile traffic on Farmington
18 between North Main.

19 And also I wonder if we might
20 be able to look into the potential for
21 creating a really safe and convenient access
22 for the new residents at 920 Farmington to
23 access the fabulous amenity of the Trout
24 Brook Trail.

25 So, my question is really a

1 request. Town Council, please consult with
2 the engineering department and the biking
3 pedestrian committee/commission to
4 potentially take this opportunity to create a
5 nonmotorized amenity on the north side of
6 Farmington Avenue that would connect Trout
7 Brook Trail and North Main.

8 Thank you so much,
9 Councilmembers, for your time and your
10 service. And I will take my response or
11 nonresponse offline. Thank you so much.

12 PRESIDENT CANTOR: Thank you,
13 Mr. Dange. And we'll hear from you at the
14 climate resolution. Thank you.

15 All right. I don't see any
16 other numbers online. Madam Moderator, is
17 there anybody else?

18 THE MODERATOR: Yes, Madam
19 mayor. I seem to have missed a line. If
20 your phone number ends in 04, I am now going
21 to go ahead and unmute you.

22 A VOICE: Hello, my name -- I
23 am here to speak in support of the climate
24 resolution.

25 PRESIDENT CANTOR: Thank you.

1 Thank you. Thank you so much. We will now
2 go to the phone. I don't see anybody else
3 that's called in, but if there is anybody
4 that would like to call in the number is
5 (408)418-9388. That's (408)418-9388.

6 The meeting access code, 2632
7 985 4525. That's 2632 985 4525. Passcode --
8 the password. CC314. Again, the password,
9 CC314.

10 While we are waiting, I will
11 just confirm that there are no callers on the
12 line again -- but while we are waiting, I'm
13 going to read into the record -- again, it
14 was mentioned during the comment by the
15 applicant, but a record of the letter from
16 DRAC dated January 13, 2022, recommending
17 approval; and a letter dated January 10,
18 2022, from TPZ also recommending approval.

19 Are there any callers on the
20 line?

21 THE MODERATOR: Madam Mayor,
22 there are no more callers on the line.

23 PRESIDENT CANTOR: Okay.
24 Thank you. Are there any further questions
25 from Councilors for the applicant?

1 Mr. Zydanowicz?

2 COUNCILOR ZYDANOWICZ: Thanks.

3 It's just an alibi. I apologize for not
4 speaking about this earlier. Listen, this is
5 a great project. I love the renderings.
6 It's going to add a lot of value to that
7 area, and I applaud the architectural
8 renderings. They're really nice and I
9 actually can't wait to see this property
10 being built.

11 But I would just encourage --
12 you know, the rest of West Hartford doesn't
13 have the opportunity to have a parking garage
14 next to them to utilize. And I know there's
15 a return on investment. And I would just
16 look at, you know, we had a lot of questions
17 about parking. But going further, we've
18 always had a lot of parking issues here in
19 West Hartford and to resolve those, we can do
20 it here through zoning.

21 And you know, going forward I
22 just think that we should look at it as a
23 group, that if a particular development
24 doesn't meet the parking standards without
25 offsite parking and having to walk to

1 something and having to use that, we should
2 really look at that a little bit closer and
3 look at zoning for that. It's just something
4 that I'd like to look at in the future.

5 I applaud this piece of
6 property. I think it's going to, again add a
7 lot of value -- but I think it's something
8 that we should consider going forward. I
9 know there's now precedent because we're
10 going to vote on this, but it's something
11 that, you know, a developer a mile away with
12 that, that property is going to have to fit
13 within the return on investment -- on that
14 size of property.

15 So I just -- that we would
16 look at that going forward.

17 Thank you. That's all.

18 PRESIDENT CANTOR: Thank you,
19 Mr. Zydanowicz.

20 I think Mr. Merritt -- did you
21 have a question or comment?

22 MR. MERRITT: I just had one
23 more question for the group. What was the
24 economic benefit? Have they looked at what
25 the economic benefit to the Town is with

1 regards to going forward with this
2 development?

3 PRESIDENT CANTOR: Thank you,
4 Mr. Merritt. I don't know if anyone from the
5 applicant's team wants to comment on that.

6 MR. PIECUCH: Attorney
7 Piecuch. You know, just briefly obviously, I
8 think the benefit to the Town -- and we
9 didn't really highlight this, but it's going
10 to be to the grand list.

11 Certainly as Mr. Zelman
12 indicated, these current office buildings are
13 sort of past their functional life, had quite
14 a bit of vacancy, underperforming. So a lot
15 of the commercial tax base is driven off of
16 income and expense reports.

17 I don't want to get too far
18 into the weeds, but obviously in terms of
19 economic benefit, we're going to be having
20 building permits that are pulled. There are
21 fees associated with that to the Town. But
22 going forward, I think it's fair to say that
23 the assessment on this property post
24 redevelopment is going to be higher than it
25 is predevelopment, and that's going to be

1 reflected directly in the ad valorem property
2 taxes that the property pays to the Town.

3 PRESIDENT CANTOR: Thank you.
4 Mr. Merritt, do you have
5 anything else? No? Okay.

6 Mr. Zydanowicz, I see your
7 hand up?

8 COUNCILOR ZYDANOWICZ: Thank
9 you. The letter to Ms. Labrot from
10 Christopher Conway indicates that the
11 projected will add approximately \$300,000
12 annual property taxes. So there's a letter
13 out there that just would benefit time
14 longterm.

15 So I guess it's an increase of
16 over \$240,000 -- just to help -- I didn't
17 want to do so much job on the other end for
18 them, but I just wanted to show that.

19 PRESIDENT CANTOR: Thank you,
20 Mr. Zydanowicz.

21 And I was going to go to
22 Ms. Labrot next for reading in letters to
23 that -- and I saw Mr. Conway's hand up, too.
24 So thank you for that.

25 Okay. I think that's it from

1 Council. Thank you so much for that robust
2 round of questions. And I want to thank the
3 applicant for the very comprehensive, you
4 know, of the application and the
5 presentation.

6 And now I'll go to Ms. Labrot
7 on written comments that we received.

8 MS. LABROT: Thank you, Madam
9 Mayor. In addition to Mr. Conway, we
10 received the following.

11 Kimberly Moster on behalf of
12 the West Hartford Center Business Association
13 in support of the application; William S.
14 Levine on behalf of 928 Company, at 928
15 Farmington Avenue in support of the
16 application; Steven C. Neiditz on behalf of
17 M.J. Neiditz & Company, 125 LaSalle Road in
18 support; Ryan Keating, 10 Arapaho Road in
19 support; Mark Hatch, Manager of French
20 Cleaners, 935 Farmington Avenue in support;
21 Mike Mahoney, RLM Company, 10 North Main
22 Street in support; Israel Benyair, General
23 Manager of the Delamar in West Hartford in
24 support; And Judy Schuler, 9 Wardwell Road in
25 support.

1 Those are the written comments
2 that we've received.

3 PRESIDENT CANTOR: Thank you
4 very much, Ms. Labrot.

5 All right. And I think that
6 finishes all the material for this public
7 hearing. I'm just looking around the horn
8 again making sure that everybody's okay.

9 Applicant, I don't know if you
10 would like to say anything else?

11 MR. PIECUCH: Thank you for
12 the opportunity to present this evening and
13 we would appreciate the Council's support.

14 Thank you.

15 PRESIDENT CANTOR: Thank you
16 so much. All right. With that if there's no
17 objection, we will close the public hearing.
18 Is there any objection?

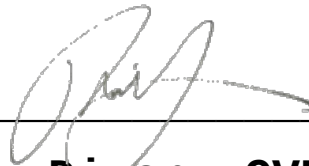
19
20 (No response.)

21
22 PRESIDENT CANTOR: Seeing
23 none, the public hearing is closed. Why
24 don't we take a five-minute break and meet
25 back at the council meeting at 8:05.

1 (Whereupon, the above proceedings
2 were concluded at 8 p.m.)
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CERTIFICATE

I hereby certify that the foregoing 88 pages are a complete and accurate computer-aided transcription of my original verbatim notes taken of the Public Hearing in RE: APPLICATION FILED ON BEHALF OF FARMINGTON AVENUE ACQUISITIONS, LLC, OWNER OF 920 AND 924 FARMINGTON AVENUE, held before the West Hartford Town Council, at Town Hall, 50 South Main Street, Room 314, West Hartford, Connecticut, on January 25, 2022.



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My Commission Expires:
6/30/2025**