

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

October 12, 2022, 6:30 p.m.,

Legislative Chambers

**Re: Application of West Hartford Partners,
LLC, Development Entity of Continental
Properties as Contract Purchaser, for Change
of Zone from RM-2 and RM-3 to RM-MS with
Special Development District Designation
Overlay, for Redevelopment as a Multi-Family
Residential Use, of 3.9 Acres at 950 Trout
Brook Drive, and a Portion of 125 Kingswood
Road, Such Portion Being at the North End of
Kingswood Oxford School Athletic Fields, and
Adjacent to the South Side of 950 Trout Brook
Drive.**

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

LIAM SWEENEY

MARY FAY

Alternate:

BARRY WALTERS

RICK LEDWITH

Town Planner

CORPORATION COUNSEL

DALLAS DODGE, ESQ.

ESSIE LABROT

Town Clerk

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

For the Applicant:

HINCKLEY ALLEN, LLP

20 Church Street, # 18

Hartford, Connecticut 06103

By: TIMOTHY S. HOLLISTER, ESQ.

THollister@hinckleyallen.com

860.331.2823

PRESIDENT CANTOR: Okay.

Welcome. We are beginning our 6:30 public hearing. This is an application of West Hartford Partners, LLC, development entity of Continental Properties as contract purchaser for a change of zone from RM-2 and RM-3 to RMMS, with special development district designation overlay for a redevelopment as a multifamily residential use of 3.9 acres at 950 Trout Brook Drive and a portion of 125 Kingswood Road, such portion being at the end, north end of Kingswood Oxford School athletic fields and adjacent to the south side of 950 Trout Brook Drive.

Rollcall, Ms. Labrot?

THE CLERK:

Ms. Billings-Smith?

COUNCILOR BILLINGS-SMITH:

Present.

THE CLERK: Ms. Blanks?

COUNCILOR BLANKS: Present.

THE CLERK: Ms. Cantor?

PRESIDENT CANTOR: Here.

THE CLERK: Mr. Cortes?

COUNCILOR CORTES: Here.

1 THE CLERK: Mr. Davidoff?
2 COUNCILOR DAVIDOFF: Here.
3 THE CLERK: Ms. Fay?
4 COUNCILOR FAY: Present.
5 THE CLERK: Mr. Sweeney?
6 COUNCILOR SWEENEY: Here.
7 THE CLERK: Mr. Walters in as
8 an alternate for Mr. Wenograd?
9 MR. WALTERS: Here.
10 THE CLERK: And
11 Mr. Zydanowicz?
12 COUNCILOR ZYDANOWICZ: Here.
13 THE CLERK: Thank you.
14 PRESIDENT CANTOR: Thank you.
15 We did receive written
16 comments -- Madam Clark, I am aware.
17 Do you have a summary of that,
18 or do you want to do that afterward?
19 THE CLERK: After the
20 speakers.
21 PRESIDENT CANTOR: Okay.
22 Thank you. All right. So we will first go
23 to the presentation. And Mr. Hollister, the
24 floor is yours, and it is automatically
25 activated.

1 MR. HOLLISTER: Thank you.
2 If we could have the screen
3 down?

4 Very good. Mayor Cantor,
5 Deputy Mayor Sweeney, Councilmembers,
6 Ms. Labrot, town staff and those present and
7 watching online, I'm Attorney Tim Hollister
8 with the Hartford office of Hinckley Allen.
9 And it's my privilege -- has been my
10 privilege for the past 17 years to represent
11 Continental Properties which is an affiliate
12 of the Applicant tonight, West Hartford
13 Partners, LLC, and I'm pleased to continue in
14 that role tonight.

15 I'm just going to say this, it
16 is this month 40 years since I moved to West
17 Hartford, and I'm very proud of my -- our
18 town.

19 Let me begin by emphasizing
20 that the Applicant, the development team that
21 you'll hear from tonight, Kingswood Oxford
22 School as a land seller from whom you'll also
23 hear briefly -- from day one we have
24 recognized the importance of the property
25 that we're talking about tonight to the Town

1 of West Hartford. What this means is that
2 from day one everyone on the team has felt
3 and executed a responsibility to prepare and
4 present a first-class and thoroughly
5 considered development plan.

6 So the goals of our
7 presentation tonight are; number one, to
8 explain what we believe is the quality of the
9 development plan, specifically why it fits on
10 the site and why it fits within the area; and
11 second, to try to explain the detailed care
12 which we believe we have brought to the
13 situation intending to identify and avoid, or
14 at least mitigate any impacts to neighboring
15 property owners and neighboring uses.

16 To spend just a moment on
17 procedural compliance, the rezoning map was
18 timely filed with the Town Clerk several
19 weeks ago. Hartford Courant notice is timely
20 published, and contained all the required
21 information; on-site signs posted and
22 affidavit filed with Mr. Dumais.

23 The process to date is we
24 received unanimous approval from the wetlands
25 agency, no significant impact finding on

1 September 7th.

2 From the Design Review
3 Advisory Committee after five meetings
4 spanning February to July of this year we got
5 a unanimous approval of the design from DRAC
6 on September 15th, with detailed comments and
7 compliments, which I'll refer to later on the
8 design.

9 In early September we got
10 almost 80 comments from the various town
11 staff members and spent most of the month of
12 September responding to those comments,
13 making plan revisions, clarifications and
14 presented those on September 28th back to the
15 town staff.

16 We then got a positive
17 recommendation from the Town Plan and Zoning
18 Commission on October 3rd, and in the past
19 week including through this morning we worked
20 with the town staff cooperatively to address
21 all the final comments.

22 And it is our understanding as
23 of tonight that all comments have been
24 addressed, and we are very thankful to the
25 town staff for having worked with us

1 iteratively and cooperatively to make sure
2 that all the "i's" were dotted and the "t's"
3 were crossed. And indeed, when the process
4 works in this way it results in a better
5 product.

6 So the application involves
7 two parcels of land and a request for four
8 approvals. The development, the main
9 development parcel 950 Trout Brook Drive,
10 which we all know as the former location of
11 the children's museum, the 3.3 acres shown on
12 the left side of the screen there. And then
13 a .6 acre triangular parcel just shown to the
14 right, or south of that, which is the north
15 end part of the Kingswood Oxford athletic
16 fields.

17 And so on these four -- on
18 these combined acreages we're requesting a
19 rezoning of the 3.3 acres, the children's
20 museum parcel from RM-2 to RMMS; the rezoning
21 of the .6 acres from RM-3 to RMMS. We've
22 already, through the Town Planner's office,
23 gotten administrative approval of a lot line
24 revision basically to move the line that now
25 separates the children's museum from the

1 triangle to encompass the triangle.

2 And the last piece, which
3 would be your approval, would be the special
4 development district designation for the
5 merged 3.9 acres.

6 In terms of application
7 materials we have the July 14th application
8 narrative and plan set, the September 28th
9 through October 11th responses to staff
10 comments, the various referral letters that I
11 referred to, and my understanding is that the
12 Council has received a number of support
13 letters.

14 We have an affordability plan.
15 Though not required, the Applicant has agreed
16 to preserve 9 units for 20 years for
17 households earning 80 percent or less of the
18 area median income, basically the same
19 percentage and program as other recent
20 multifamily development proposals that have
21 come before this Council.

22 And finally, as you'll hear
23 during the presentation we have an
24 opportunity with this application for the
25 Town, the Kingswood Oxford School, neighbors

1 such as Hampshire House and the Applicant to
2 work together with your new infrastructure
3 plan to make what I think is a pretty
4 substantial traffic operation improvement to
5 Trout Brook Drive between Farmington Avenue
6 and Memorial Drive. And I'm not a traffic
7 engineer, so I'm not even going to try to
8 explain that -- but you'll hear about that.

9 So the presentation tonight,
10 you have a hard copy of the slides. We'll
11 start with Howard Rappaport, Principal of the
12 Applicant and Continental Properties. He'll
13 be followed by Mary Martin, the Chair of the
14 Board of Kingswood Oxford School.

15 Chuck Coursey has led our
16 community outreach effort. Our architect is
17 Chris Lessard of Lessard design in
18 Washington, D.C.

19 Then Jim Cassidy, our
20 professional engineer; Jason Williams, our
21 landscape architect; Mark Vertucci, our
22 traffic engineer; and then I will wrap up
23 with regulatory compliance.

24 Our goal is to give you the
25 macro elements and spare you and everyone

1 else the eye-watering detail because your
2 staff has ably reviewed that, and as far as
3 we know, signed off on that.

4 I will tell you that I have
5 given each presenter a time limit. I have
6 given them a threat of bodily harm if they
7 vastly exceed that limit. So I think there
8 will be discipline enough to make our entire
9 initial presentation in about an hour, which
10 we respectfully ask if we can go through that
11 with questions held.

12 So I just want to finish by
13 thanking again Mr. Dumais and Ms. Gorski, the
14 Town Clerk and the rest of the town staff for
15 helping us get to tonight.

16 And I will just let the
17 speakers come up. They know the order. And
18 I'll turn it over to Mr. Rappaport.

19 Thank you.

20 HOWARD RAPPAPORT: Good
21 evening. My name is Howard Rappaport. I'm a
22 principal with Continental Properties. I'm
23 going to spend just a few minutes to give you
24 a little bit of background about Continental
25 and a sense of our design objectives for this

1 proposed redevelopment.

2 Continental is among the
3 largest developers in the state of
4 Connecticut having developed seven modern
5 rental communities and an excess of 1,200
6 luxury apartments over the past ten years.
7 Our nearby developments in Hartford County
8 include one in Glastonbury, 145 dwelling
9 units Glastonbury; Tempo at Evergreen walk in
10 South Windsor, 200 units; Montage in Rocky
11 Hill, 144 dwelling units in Rocky Hill; and
12 Alterra also in Rocky Hill, 144 units.

13 Our expertise and our core
14 competency is in building modern rental
15 communities that are highly amenitized our
16 communities are class A, truly best in
17 class -- I think as you will see on these
18 photos.

19 We are a privately held
20 company that has been building for 65 years
21 and have built in excess of 25,000 dwelling
22 units of all types. One major feature that
23 differentiates us is that we are generational
24 holders, which means that we do not build
25 with the intention of selling the community.

1 We are long-term holders, and
2 that long-term ownership provides to your
3 municipality a few things. It provides more
4 stable management, I think, one constant
5 contact, long-term curb appeal for the
6 community, and better quality design and
7 construction.

8 We're very excited, as Tim
9 mentioned, to redevelop -- or to propose to
10 redevelop this important property in your
11 town. Our objective here is to create
12 another best in class, highly amenitized
13 modern rental community of which the
14 stakeholders will be proud.

15 As a final note I would point
16 out and echo what Tim said, that we've been
17 through this process for over a year. We
18 appreciate the hard work of your staff and
19 the oversight of your commissions, including
20 DRAC and TPZ.

21 And I'm confident that the
22 diligence of your staff and the input from
23 the commissions has helped to make this
24 project even better than as we originally
25 contemplated, and as we go through the

1 program tonight I'm happy to answer any
2 questions you may have.

3 Thank you for your time.

4 PRESIDENT CANTOR: Thank you.

5 MARY MARTIN: Good evening.

6 My name is Mary Martin and I'm speaking to
7 you tonight as the Chair of Kingswood Oxford
8 School.

9 I live in 40 Fernwood Road and
10 have been a West Hartford resident for almost
11 my entire life. I'm an alum of KO, following
12 in the footsteps of my mother, and my
13 children in turn followed by footsteps.

14 I have been active with the
15 school since I moved back to town in 1999,
16 and I was on the KO board at that time when
17 the children's museum approached us about
18 buying the property and that is why we did
19 so. They were contemplating a move then, and
20 then recently resurrected their moving plans.
21 And so it was time for KO to think about
22 selling the property.

23 As a board we take our
24 fiduciary responsibilities very seriously and
25 we hired experts to help us. We interviewed

1 brokers in order to identify the one who we
2 believed would work best with the board to
3 understand our vision and help us find the
4 right buyer.

5 Our broker cast a wide net for
6 potential buyers, and there was a lot of
7 interest in this property. We considered a
8 variety of proposals, some of which were for
9 mixed use.

10 Throughout the process we
11 understood that the buyer we ultimately
12 decided to work with would be our neighbor
13 for years to come. Not only do our students
14 play on the fields adjacent to this property,
15 but our Head of School Tom Dillow lives on
16 Outlook Avenue himself, and many of our
17 teachers live in the immediate neighborhood.
18 We believe that Continental understands that
19 dynamic and will be a good neighbor.

20 Throughout this process we
21 have found that Continental has lived up to
22 its professional reputation. We've developed
23 a good working relationship that I am
24 confident will continue long into the future.
25 Their plans will benefit West Hartford by

1 putting the property back on the tax rolls
2 and they will bring people to the Town Center
3 who will frequent the offerings found there
4 and in Blue Back.

5 On our side this sale will be
6 reinvested in the school, particularly in our
7 people so that we can attract and retain the
8 best teachers who will continue to develop
9 innovative programming. I am confident you
10 will like what you hear tonight. Thank you.

11 PRESIDENT CANTOR: Thank you.

12 CHUCK COURSEY: Good evening,
13 Madam Mayor and members of the Town Council.
14 My name is Chuck Coursey. I reside at 21
15 Walbridge Road in West Hartford, and am
16 President of the public affairs firm Coursey
17 & Company here in West Hartford.

18 I've been retained by Howard
19 Rappaport and Continental Properties to
20 conduct neighborhood outreach for this
21 application for the new residential community
22 on the site of the former children's museum.

23 Tim, if you could give me the
24 next slide?

25 As per the Town's recommended

1 outreach policy, outreach has been conducted
2 with all properties within 500 feet of the
3 site under consideration, as you can see on
4 the map.

5 The purpose of my outreach is
6 to identify any and all concerns that
7 neighboring residents may have regarding the
8 proposal. I then share those concerns with
9 my client and his team for the purpose of
10 addressing and providing a workable solution
11 for those concerns.

12 You have before you my
13 outreach report including the detailed
14 summary of all the meetings and conversations
15 I've had, and the concerns that have been
16 raised.

17 Could you go to the next
18 slide.

19 This is a summary of the
20 concerns that I have received and brought to
21 Continental's team and worked with the team
22 to address. There are -- obviously there are
23 other categories that fit under some of these
24 things, under these concerns, but during the
25 course of tonight's hearing you're going to

1 hear from the professionals, folks far
2 smarter than mine, good experts in their
3 field that will address each one of these
4 concerns and share with you how we've worked
5 to resolve them.

6 With that, I'm happy to answer
7 any questions you might have now or at any
8 point during the evening. Thank you.

9 PRESIDENT CANTOR: Thank you,
10 but we will wait until -- thank you.

11 CHRIS LESSARD: My name is
12 Chris Lessard. I'm the CEO of Lessard
13 Design, which is located in Vienna, Virginia.

14 I've been practicing
15 architecture in Connecticut for 20 years.
16 The firm has been in existence for 35 years
17 approximately. I'm the past chairman of the
18 housing committee, AIA; also on the ULI
19 committee on multifamily, on gold and blue
20 groups. So there's my qualifications on the
21 slides.

22 That's some examples of past
23 projects, some in Connecticut, some are not,
24 but a similar scale in which the projects
25 we're talking about tonight.

1 We also do a lot of planning.
2 That's why I added the planning component to
3 show that we understand this spaces around
4 the buildings also, and we also work closely
5 with landscape architects to try to fulfill
6 what everybody wants.

7 To understand the site in
8 context, this is an aerial. You see the site
9 is marked in red. You can see the Delamar
10 which is six stories. You've got the
11 Hampshire House on the top of the slide,
12 which is seven stories. You have Outlook
13 single-family along the edge, and then you
14 have the KO school, which we took advantage
15 from a green space. That gives you a little
16 bit of context where our site sits amongst
17 all the other things.

18 When we first got involved we
19 looked at the components that created the
20 type of scheme that we thought we had to deal
21 with. One of the biggest components is item
22 one, which is there's a 24-foot grade where
23 it's low along Trout Brook Drive going high
24 towards Outlook Avenue. And that gives us
25 the ability to hide parking underground,

1 which we took advantage of.

2 We also took a look -- there's
3 an existing -- on number seven, the existing
4 buildings of the children's museum, they're
5 61.2 feet away. We thought we could possibly
6 increase that. We also had to take a look at
7 the fact that the existing garage on
8 Hampshire House is within 18 feet of our
9 property line, which is an issue in terms of
10 how close we relate to that element -- which
11 is basically a wall that's happening there.

12 But on the positive side,
13 where we have the soccer field which is a
14 large green space that we could take
15 advantage of, and that we can also create a
16 more urban edge along Trout Brook road and
17 deal with the fact that the site is still a
18 fairly narrow site.

19 In that process we took a look
20 using the same total FAR -- which is roughly
21 1.25, which is allowed on the site per the
22 zoning category, and we located it in
23 different locations to see what, what sites
24 would fit the best.

25 The number one solution put it

1 too close to the parking garage. We did get
2 as far away as we can from the single-family,
3 but it also kind of got too close for
4 Hampshire House.

5 So we took a look at a bunch
6 of different other ones that created long
7 legs that we didn't think would hurt massing.
8 So we're trying to break down the massing on
9 the project. So the goal is to be as far
10 away as we could from Outlook, and be as far
11 away as we could from Hampshire House and
12 still try to reduce the massing of the
13 overall building.

14 Here is a solution that we
15 came up with, which is an S-building. So you
16 don't have a long linear run anywhere. And
17 we create courtyards that help us reduce
18 massing of the building. And the grade will
19 help us take advantage of -- we can have a
20 retail look along Trout Brook and then
21 ultimately hide parking with the parking
22 garages.

23 We are required to have
24 10 percent ANSI handicap units, which we will
25 do. The project is 172 units, and with the

1 mixtures of ones and two-bedroom dens.

2 The parking ratio, the zoning
3 code has allowed a 1.5. We are higher
4 because we're doing some of that in structure
5 and some of that in surface. So we're higher
6 than normal, but I want to outline some of
7 the key dimensions that I talked about
8 earlier.

9 In the rear of our site the
10 original building, the children's museum was
11 61.2 feet. That's close to the property
12 line. We have now have improved that to 149.
13 We also are 131 feet off of the first
14 component of Hampshire House. And to give
15 you a sense of what that dimension means, the
16 distance between the Hampshire House two
17 buildings are 96.3.

18 Now we, in terms of our
19 activity area we are focusing our activity
20 area towards the soccer field, which we think
21 is appropriate. And we also can deal with
22 the grade change related to the parking
23 garage by putting parking around the edge of
24 where the Hampshire House parking garage is.

25 Now the structured parking we

1 have is 131 spaces. To give you a little bit
2 of detail, you can't see all the grade lines
3 here, but the grade basically goes up to
4 where the last half of the garage is buried.
5 So we can relate and reduce our height and
6 relationship to our neighbors.

7 You can see how we activate
8 the street front with a co-working area, dog
9 spa and park facility, which will greet out
10 to a space outside towards Trout Brook which
11 will be a more defined area, which our
12 landscape architect will give in more detail.
13 But that should engage the street we think
14 very well.

15 And we're at 192 surface, 131
16 structure, for 1.88 requirement. We have EV
17 stations inside, which we'll get into a
18 little bit later.

19 Now this is our first floor.
20 Now what you'll note is halfway through the
21 building the grade has gone up. So that
22 whole back part of that building is a
23 five-story building. Our building is a
24 five-story with basement building by
25 regulation.

1 And because it's a really
2 world-class amenity, we have all -- the area
3 that's darker in the center is where our
4 residential amenities are located, which have
5 things like a golf simulator, media room,
6 fitness club room. And it goes down to a
7 coordinated landscape plan, which we'll go
8 into more detail from our landscape
9 architect. So we believe we can activate
10 that whole area and create a great space and
11 very neighbors to everybody else.

12 And the site will also be ADA
13 complaint, and also ADA for public facilities
14 inside.

15 Now this is a shadow study
16 which we did at the very last part of the
17 DRAC meeting. And what's interesting about
18 the shadow study, it basically confirms what
19 the original analysis was from the
20 beginning -- which is in order to be as far
21 away or to mitigate any shadow from a
22 building of this size we really had to be in
23 the location that we chose, and as far as we
24 chose.

25 Now we picked basically four

1 days here -- one is the shortest day, which
2 is in December. And that's, you know, sunset
3 is at 4:23. And then you have the longest
4 day, which is the sun is in the highest area,
5 which is in June 21st. And then there's two
6 days where it's equal distance, which is
7 March 21st and September 21.

8 As illustrated first in the
9 June shadow study, the fact that we're back
10 in the back corner, we basically don't shadow
11 any of our neighbors, which is Hampshire
12 House or Trout Brook. Basically, it's a
13 similar type of conditions that happened in
14 March and September, but when sunset is 8:30
15 basically on June. The sunset in where it's
16 equal is on seven o'clock, p.m., basically.

17 And here we do have on
18 December 21st -- if you notice at 10 a.m., we
19 have a little bit of shadow on one edge of
20 one of the buildings at Hampshire. We are
21 shadowing the parking spaces.

22 And then we do a little bit of
23 shadow at two o'clock, and basically sunset
24 is at 4:30 -- but there for the diagram of
25 December 21, five o'clock is actually all

1 shadow.

2 Now we believe that from an
3 imagery standpoint -- well, we believe that
4 Trout Brook and our building is a significant
5 component of the streetscape of West
6 Hartford, and it's basically viewed from both
7 directions because of how the road network
8 system works.

9 This shows how the breaking of
10 the building helps the scale and punctuates
11 the entrance point at Trout Brook. And you
12 can start to see to the left Hampshire House
13 and their basically freestanding garage. So
14 we pulled closer to where we can turn towards
15 left into Hampshire, and then go into our
16 project. And so we highlight the corner with
17 highlighted accent wood pieces.

18 And this shows the straight-on
19 shot starting to go around the corner to KO's
20 entrance point. So once again we believe
21 it's a strong anchor development which we
22 worked through DRAC in the process.

23 MR. HOLLISTER: Can you go
24 back two slides and go to the signage?

25 CHRIS LESSARD: Oh, yes.

1 Thank you.

2 Well, there's another one that
3 points out to signage. There is basically
4 going to be three waiver locations for
5 signage. You can see the top of the building
6 at the corner where we have signage there.
7 We also have signage on the lower corner.

8 On the opposite corner on the
9 road we have signage, which we'll show in
10 another perspective and they will need
11 waivers. We also have an additional sign on
12 the entry point that will not need waivers.
13 So there will be a total of four signs, three
14 with waivers and one without.

15 And you can see on this image
16 here on your right, that's the other signage
17 from the other direction. So you can see
18 where that's located. We have indicated to
19 staff the square footage size of that sign,
20 which I'll get into a little bit more detail
21 later.

22 Now this is the area that's
23 looking towards the soccer field which we're
24 activating, and we're trying to elongate the
25 green space which is our true asset for our

1 site, and it will be coordinated with a great
2 landscape plan.

3 This next is a streetscape
4 building towards Trout Brook which just shows
5 you with the co-working and bike and other
6 things, it will be an activated type space.
7 And I think it will greet the street very
8 well and it will encourage biking and that
9 type of activity along the front.

10 Now in the group of things
11 that we've given to everyone we have all the
12 elevations drawn. We've shown all the
13 different materials. Now we've keyed around
14 everything in order to do that. So I'm going
15 to explain to the people how the key works so
16 when you look at it you're going to
17 understand that key.

18 Also in the bottom left we go
19 through the signage. That top signage that's
20 at the top of the building will be 84 square
21 feet, and that lower signage along Trout
22 Brook will be 48 square feet, and the other
23 sign will be 48 square feet on the other side
24 of -- facing K0.

25 Now it's internally

1 illuminated, front lit, halo lit, aluminum
2 channel logo and letters which is what we've
3 told staff that we were going to do.

4 Now these are the basic
5 materials of the building. We're using brick
6 and then hard panels, some metal panels; dark
7 gray, fiber cement. Those are gray fiber
8 cement, a light gray. Some horizontal
9 siding, and then the accident piece, pieces
10 that you saw at the corner are wood patterned
11 fiber cement panels. We will have metal
12 canopies, wire mesh screening, decorative
13 lighting, dark gray vinyl windows.

14 Now we were asked to look at
15 green sustainability features. Well, the EV
16 charging stations, some inside the building,
17 some outside. There was concerns about the
18 outside. We are locating them on the
19 civil -- so it's away from the neighbors.

20 We believe very significant
21 part of our green is our bike share program,
22 our bike storage and maintenance area which
23 is a large component where we believe we can,
24 you know, go from the sidewalk directly into
25 our building for those things.

1 We've got on-site recycling,
2 native landscaping, Energy Star appliances,
3 Energy Star windows, dark-sky approved energy
4 efficient LED lighting, low-flow toilets, and
5 so on and so forth.

6 There was questions about
7 trash which I did not -- I forgot to talk
8 about. So I look for it, as I want to do
9 that.

10 If you look on the slide we
11 have individual trash rooms. We'll have
12 individual chutes that go into trash rooms.
13 There will be recycling done there, and then
14 they'll be carted out for pickup stations and
15 it will be picked up multiple times per week.

16 But we have two locations for
17 the trash chutes, but there will not be trash
18 outdoors on site, because that I know that
19 was one of the comments.

20 Thank you. And I believe it's
21 Chuck's. So I'm going to leave it to
22 Chuck -- no Jim, sorry.

23 PRESIDENT CANTOR: Thank you.

24 JAMES CASSIDY: Good evening.
25 For the record my name is Jim Cassidy. I'm a

1 professional engineer and Principal with the
2 Firm Hallisey, Pearson & Cassidy located at
3 630 Main Street in Cromwell, Connecticut.

4 I've been a practicing
5 professional engineer for 20 years. I've
6 been working as a civil engineer in different
7 firms for over 35 years. I've been before
8 this Council before, and done many projects
9 throughout Connecticut and all over New
10 England. And we are for multifamily,
11 single-family, residential, commercial and
12 institutional hospitals.

13 Have many projects in
14 Connecticut such as -- one of my favorites
15 was the Hospital of Central Connecticut,
16 cancer center in Plainville -- is one project
17 that I had completed about ten years ago.

18 I'm going to back up a little.
19 I'm going to go a little bit over this site a
20 little bit and just kind of reiterate some
21 numbers.

22 Chris Lessard our tech had
23 presented this rendered site plan. As was
24 noted, we took a lot of care in trying to
25 position this building on the property to

1 minimize impacts to neighbors. This is a
2 blowup of the plan that Chris showed you.
3 I'm going to try to blow up the screen
4 here -- if it will work for me.

5 Give one second.

6 So as Chris had mentioned,
7 we've situated the building so it's as far
8 away as it possibly can be from the residents
9 at Outlook. As he had mentioned, from the
10 easterly edge or the right edge of the
11 building, we are going to be 149.2 feet from
12 that back property line of those residents.

13 There's a black line up in the
14 upper right corner, the northeast corner of
15 the plan. That indicates the closest point
16 of the existing children's museum building to
17 the property line, which is 61.2 feet.

18 We've also situated the
19 building as far to the south as we can. The
20 building itself from the southerly property
21 line at its closest point is about 16 feet.
22 What that allows to happen is from our
23 closest point, the northeast corner to the
24 westerly tower of the Hampshire House, the
25 distance is 131 feet. In comparison, the two

1 towers of the Hampshire House are about
2 96.3 feet. So we're farther apart than the
3 two towers themselves.

4 Access to the site, we took a
5 look. The best way to access the site -- and
6 with careful analysis we made a
7 determination. If you go out there today
8 there's two curb cuts, one on the north, one
9 on the south. We propose to have the one on
10 the north -- and our traffic engineer will
11 get into that in a little while as to why it
12 works, but what we're proposing is a full
13 access driveway in.

14 It allows the access all the
15 way up through the north parking lot on the
16 north side of the building. And then back
17 down along the east side. In the back you're
18 going to see two tiers of parking; the one
19 closest to the building, and then the one up
20 against the easterly most property line.

21 The purpose for having that
22 parking lot configuration in the back, what
23 it allows us to do is allows for circulation
24 of emergency vehicles to be able to pull in
25 that north -- that access driveway and

1 actually pull through that whole back island;
2 go up on the easterly side and then continue
3 back down the north access driveway all the
4 way back up to the road.

5 Another point I want to make
6 out about the site plan is if you were going
7 to go out there and you see where the back
8 edge of the pavement is today, we're no
9 closer with our proposed edge of the pavement
10 than the existing edge of the pavement is
11 today. We're actually pulling it further
12 back.

13 Our purpose for doing this is
14 there's a lot of significant vegetation along
15 that property line. This allows us the
16 opportunity to maintain all that vegetation.
17 In addition to, from our landscape architect,
18 you'll hear about how we're going to also
19 enhance that existing buffer area.

20 On the easterly side you'll
21 see a green strip which also consists of some
22 vegetation. If you once again were to go out
23 there today you would find that the existing
24 driveway and the parking lot at the northerly
25 most side ranges from about two to three feet

1 off the property line.

2 Our revised location will be
3 at least ten feet off the property line. So
4 we're actually increasing it. In addition to
5 at the main entrance -- which I'll try to use
6 the laser pointer. Our main entrance is
7 here. The grade actually drops. So we'll
8 have a retaining wall between our property
9 and the Hampshire House to keep it down
10 lower, and work with the grades on the
11 property.

12 So my primary responsibility
13 was dealing with civil engineering which
14 consists of grading and drainage, utilities,
15 putting in the whole set of submitted plans
16 together.

17 Utilities for this property
18 are pretty simple. We do have public sewers
19 and water in the roadway. On this plan
20 you'll see in the center on the north end
21 there's two blue lines. One blue line is
22 going to be a domestic water service. That
23 water service will come off the main, up
24 basically through our main access driveway
25 and then into the northeast corner of the

1 building where we have the utility room, in
2 addition to there would be a fire line that
3 would follow the route of that water line and
4 come into the same utility room.

5 There's also -- just down
6 below that on the screen we're proposing to
7 have a fire hydrant. This was a request of
8 the Fire Marshal. We did have a last-minute
9 comment today.

10 Originally we had the fire
11 hydrant on the north side of the driveway.
12 It got relocated to the south side of the
13 driveway. The purpose for that is that we
14 have what we call assigned use connection on
15 the building at that location. That allows a
16 piece of fire apparatus to pull in, connect
17 to it and connect to that Siamese connection
18 without obstructing the driveway. So that
19 final revision was made to the plan today.

20 The red line on top will be
21 underground electrical service that, once
22 again, is going to follow the same path.
23 It's going to come to the northwest corner
24 where we have a transformer at this back
25 corner, and then come back into that utility

1 room at the back corner. And then on the
2 bottom, this orange line which represents
3 natural gas. The building will be serviced
4 by natural gas following the same path.

5 Sanitary sewers, there is a
6 green line. You'll see at the southwest
7 corner, or the lower corner of the building
8 is a gravity sanitary sewer service out. It
9 will tie into the main in the road. There is
10 a 42-inch main out in the road.

11 In addition to there's a
12 second line. That line is going to pick up
13 the floor drains for their garage, and there
14 is an oil/water separator on it to remove any
15 oils or pollutants prior to connecting to
16 that sanitary sewer.

17 I'll also note as part of this
18 application we did submit to the MDC -- and
19 they did reply back. And we submitted that
20 we do have adequate capacity -- or they can
21 have adequate capacity to supply us with both
22 water and sewer.

23 The next slide up is our site
24 lighting plan. You have a site lighting plan
25 submitted as part of this application. We

1 are proposing to use high-efficiency LED
2 dark-sky friendly lighting fixtures.

3 Around the perimeter in the
4 parking lot there is going to be a total of
5 20 light poles within the perimeter islands,
6 and then also within some of the center
7 islands.

8 All the proposed lighting
9 fixtures again will be high-efficiency LED
10 and dark-sky complaint. In addition to the
11 lighting fixtures around the perimeter we'll
12 have a house shield to prevent the trespass
13 of light onto adjoining properties.

14 And then within the -- along
15 the building itself we also are proposing
16 some wall sconce. There's a total of seven,
17 and we incorporated those all into our
18 lighting calculation plan, our photometrics
19 plan which you see before you.

20 And what this plan shows
21 you -- although the numbers are very small,
22 but if you were to look around the perimeter
23 of the property you would see that the
24 lighting levels at the property line it would
25 be zero footcandles. So we've done a good,

1 good job of containing all the light
2 contained within the property.

3 The next plan is our drainage
4 plan. The first thing I'll note is if you go
5 out there today the majority of the site is
6 paved. There are a series of catchbasins,
7 but there is no treatment of stormwater
8 quality.

9 Quite honestly, the
10 catchbasins are pretty old. They're full of
11 debris. So any runoff that comes off the
12 parking lot runs into the system, ties into
13 the system in Trout Brook and eventually runs
14 out to Trout Brook.

15 We'll be removing the entire
16 system on this site and building a new
17 state-of-the-art system that incorporates LED
18 measures and BMPs, best management practices.

19 The blue lines on this plan
20 represent the locations of our storm drainage
21 system. The red, red arrows indicate the
22 direction of flow. So what will happen in
23 each one of the back parking lots and along
24 the side, we'll have a series of catchbasins.

25 I broke the system down into

1 two parts. You have the easterly portion and
2 the northerly portion. Those are all your
3 parking lot areas. So the water is all
4 collected within those catchbasins. Then --
5 oops. Sorry.

6 Then made to the front portion
7 of the site.

8 In addition to where we have
9 the opportunity we propose to put a grass
10 line swale and a rain garden. This will
11 allow some -- for ground water infiltration
12 and further treatment of water.

13 From there the system will
14 discharge through what we call a stormwater
15 quality unit, or hydrodynamic separator.
16 This basically takes any pollutants that are
17 in the parking lot and treats it before it's
18 allowed to be discharged.

19 There is a slight increase in
20 impervious coverage post development. So
21 we've also incorporated an underground
22 detention system underneath that front patio.
23 The underground detention system controls the
24 increase in flow. It allows it to be
25 continue-ated out.

1 Based upon an extensive
2 stormwater model we've prepared for this
3 project we find post development that when we
4 tied back into the system in Trout Brook you
5 actually have a slight decrease in flow
6 rates. And more importantly, the water is
7 treated, whereas today it's not -- even
8 though the pollutants such as road salts,
9 sands and any oils that may drip on the
10 parking lot are not treated.

11 Chris Lessard, who briefly
12 mentioned parking -- this is a parking plan
13 that was submitted as part of the plan set.
14 Per your zoning regulations we're required to
15 provide 1.5 parking spaces per dwelling unit.
16 So it would work out to a total of 258
17 parking spaces.

18 I worked with several projects
19 with Continental Properties, and one thing
20 they're always large on is to make sure
21 there's adequate parking for all their
22 tenants and visitors to the development.

23 For this particular project,
24 as Chris had mentioned, we are proposing a
25 significant amount of underground or garage

1 parking. The lighter gray or tan colored
2 area is our underground or garage parking
3 that consists of a total of 131 spaces, 6 of
4 them being handicapped accessible.

5 The gray area with the white
6 lines is our surface parking for another 192
7 spaces with 5 handicapped accessible spaces.
8 The handicapped and special spaces would be
9 opposite the front door. And you can see the
10 blue squares on this location here. That
11 provides this with a total of 323 parking
12 spaces, and 11 handicapped.

13 It actually puts us at a rate
14 of 1.88 parking spaces per dwelling unit.
15 And in comparison to like the property next
16 door, Hampshire House, they're at a rate of
17 slightly over 1.5. They're about 1.7 per
18 unit -- so we actually have more parking.

19 There is a loading space. We
20 are proposing a loading space back here.
21 This is the southeast corner of the building.
22 This is for new tenants moving in, and also
23 for the trash pickup that was mentioned.

24 We use this location here
25 because there is the door, access door to the

1 building along this easterly face. It makes
2 it easiest for people moving in to go along
3 the walkway into the building, and into the
4 elevators and then up to whatever floor
5 they're going to live on.

6 We've already talked about
7 fire apparatus. Again, the parking lot was
8 designed to allow for, not only delivery
9 peoples, but fire apparatus to easily make it
10 around the site.

11 And finally, the EV charging
12 stations -- where at this point we are
13 proposing four EV charging stations. We
14 located them at the northeast corner of the
15 building here as far away from all the
16 properties as we possibly can. We always set
17 up the development with additional conduits
18 basically underneath paved areas and through
19 the site so we can expand the EV charging
20 stations if necessary.

21 And there's always the
22 availability for an expansion of parking,
23 of EV charging stations underneath the
24 building in the garage area also -- but at
25 this point there would be four EV charging

1 stations.

2 My final slide -- one other
3 thing, and our traffic engineer will get into
4 this slide a little bit more -- I stole a
5 portion of it from his presentation. But one
6 other thing we really wanted to achieve was
7 connectivity for pedestrians to Blue Back
8 Square.

9 If you were to go out to the
10 site today there is a sidewalk, and across
11 the entire frontage it actually goes all the
12 way down to the intersection of the Kingswood
13 Oxford driveway and Memorial Boulevard.

14 It is a signalized pedestrian
15 crossing with a painted white cross, cross
16 markings right now. We would like to update
17 it. What we're proposing to do is to go to a
18 stamped bituminous concrete surface. So it
19 would appear to be a brick surface. This is
20 something that's been occurring throughout
21 town.

22 And we're -- I'm in agreement
23 with it, and the Applicant has been in
24 agreement. It's a product that's a lot more
25 durable, longer lasting and easier to

1 maintain, but it gives us that feeling of a
2 connection to the Blue Back Square that's off
3 to the west side of Memorial Boulevard on
4 this particular property.

5 With that I'm going to turn it
6 over to Jason Williams of SLR. Jason is our
7 landscape architect, and I will let him go
8 over what he's proposing for the site.

9 JASON WILLIAMS: Good evening.
10 My name is Jason Williams. I'm a Principal
11 Landscape Architect with SLR. I've been with
12 SLR for 20 years now. I'd like to just go
13 over the landscaping briefly and then some of
14 the pedestrian amenity spaces on the site.

15 So we've tried to plant the
16 entire site. Anywhere where we could fit
17 plants we tried. Along Trout Brook Drive we
18 have a row of London planetrees. And
19 throughout the parking area we have large
20 shade trees that consist of native black
21 gums, white oaks, birch, Amelanchiers,
22 redbuds and native tulip trees.

23 Along the northern property
24 bound we've got some screening of evergreen
25 cyprus, evergreen bayberry and a mix of

1 dogwood shrubs. On the eastern side we're
2 interplanting some of the existing trees
3 there with native rhododendrons. And then on
4 the southern end we have some arborvitaes and
5 foundation plantings around the entire
6 building.

7 Our main amenity space which
8 is really wedged inside of the building on
9 three sides includes really three significant
10 areas. As you come out of the building here
11 we have kind of a small little passive
12 entertainment space that includes an outdoor
13 kitchen with BBQ grills and tables, a bar
14 area with a television, fire pits and
15 cushioned couches; and then a synthetic lawn
16 turf space that has outdoor games, lighting
17 above it, tables, and outdoor ping-pong and a
18 pool table.

19 And as we move our way down
20 into this lower section here, we've got our
21 1500 square-foot pole surrounded by chaise
22 lounges, a low wood deck, and some outdoor
23 daybeds, not to mention this pergola
24 structure with seating and a bar that
25 overlooks the pool area.

1 To the south here we have four
2 outdoor cabanas, and then just over to the
3 east here we've got a little passive area
4 with day beds and trees with hammocks
5 underneath them.

6 We also have a rooftop space.
7 You can see it's the location in the center
8 of the building that's accessed via this
9 elevator corridor. The rooftop space is
10 really a passive space. There is no barbecue
11 grills, no outdoor kitchen up here, no music,
12 really low level lighting. Really just the
13 pergola, the cushion seating and some tables.
14 Additionally, on the northern end here we
15 have a full-screen panel to screen neighbors
16 to the north.

17 Along Trout Brook Drive Jim
18 had mentioned our streetscape plaza space
19 here which sits just up a few feet from the
20 existing sidewalks. A row of London
21 planetrees here, two access ways up into that
22 area here and then stairs here.

23 And outdoor tables, different
24 types of seating and bench elements, and
25 planters as you can see below there.

1 I believe I got them all.

2 Yes. Thanks.

3 PRESIDENT CANTOR: Thank you.

4 MARK VERTUCCI: Good evening.

5 I'm Mark Vertucci. I'm a senior
6 transportation engineer and a Vice President
7 at Fuss & O'Neill. We're located at 146
8 Hartford Road in Manchester.

9 I've been there about 24 years
10 and I'm a registered professional engineer in
11 Connecticut, and also a certified
12 professional traffic operations engineer.

13 I did want to briefly describe
14 the findings of the traffic impact study that
15 we prepared for you here this evening. Up on
16 your screen right now is the site location
17 maps. So just to orient you again, the site
18 is located on the easterly side -- yeah, the
19 site is located on the east side here of
20 Trout Brook Drive.

21 Just to the north is the
22 intersection with Farmington Avenue, and to
23 the south, the intersection with Memorial
24 Road and the Kingswood Oxford School
25 driveway. These are the two intersections we

1 reviewed as well as -- the site driveway
2 intersection as well.

3 So we went ahead and we
4 conducted traffic counts at those
5 intersections on September 1, 2021; so Trout
6 Brook at Farmington, Trout Brook at Memorial
7 Road. And the counts revealed the peak hours
8 of traffic are 8 to 9 in the morning, and
9 4:15 to 5:15 in the afternoon. So those are
10 the periods, the peak hours that we
11 subsequently reviewed and analyzed.

12 We then went ahead and we grew
13 those traffic counts to the 2023 design or
14 build year, and we used six tenths of a
15 percent growth rate which was provided by the
16 DOT, and we also included traffic from the
17 920-924 Farmington Avenue mixed-use
18 development project going in on the northeast
19 corner of Trout Brook and Farmington Avenue
20 as well.

21 As far as traffic that will be
22 generated from the proposed development, we
23 did utilize rates provided in the Institute
24 of Transportation Engineers Trip Generation
25 Manual. This is an industry accepted

1 resource for determining traffic generation.
2 So we used the land-use code for midrise and
3 multifamily housing.

4 And the calculations revealed
5 this residential development is going to be a
6 low traffic generator as residential land
7 uses typically are. The development will
8 generate 64 peak hour trips in the morning
9 peak hour, 67 peak hour trips in the
10 afternoon peak hour.

11 And we actually submitted
12 these counts and rates to the Department of
13 Transportation planning division. They did
14 approve those rates. Furthermore, through
15 discussions with your engineering staff we
16 also went out and counted the 243 Steele Road
17 development just to get a point of comparison
18 and ensure these rates were accurate for West
19 Hartford.

20 And we did -- when we counted
21 the development the rates were very close,
22 almost identical. There were a few trips
23 higher, but applying those rates to our study
24 intersections revealed no changes in our
25 analysis or study findings.

1 We then went ahead and
2 conducted a capacity analysis at our study
3 intersections. So when we do a capacity
4 analysis we review background conditions. So
5 these are the conditions without the proposed
6 residential development, and we compare to
7 the combined or build conditions with the
8 proposed development.

9 Our analysis when we conduct
10 it, it rates each intersection on a level of
11 service scale which is a report-card type
12 scale A to F, where "A" is a condition of
13 very, very low delay, "F" is a condition of
14 high delay and driver frustration. Typically
15 the DOT considers the level of service "D" or
16 better as an acceptable operation.

17 The analysis revealed the
18 intersection of Trout Brook Drive at
19 Farmington Avenue operates at a level of
20 service "C" during both peak hours today, and
21 there will be no reduction in level of
22 service as a result of this development.

23 The intersection of Trout
24 Brook Drive at Memorial Road and the
25 Kingswood Oxford driveway operates at a level

1 of service "B" in the morning peak hour and
2 "A" in the afternoon peak hour. Again, no
3 reduction in level of service expected with
4 the additional development of traffic. And
5 the site for driveway itself is projected --
6 the exit is projected to operate at an
7 efficient level of service "C" as well.
8 Intersection queue increase is expected to
9 average one vehicle length or less.

10 From a safety perspective we
11 did measure site distances from the proposed
12 site driveway location, and the site
13 distances measured do exceed DOT criteria for
14 the speeds on Trout Brook Drive which will
15 ensure safe egress from the site.

16 We also reviewed the latest
17 three years of available crash data from the
18 UConn crash repository. There were no
19 abnormal crash patterns identified within the
20 study area. And most importantly, there were
21 no crashes during those, that three-year
22 period involving a vehicle entering or
23 exiting from the former children's museum
24 driveways.

25 I wanted to note the Town has

1 recently implemented some signal improvements
2 as well at the Trout Brook Drive at
3 Farmington Avenue intersection. They
4 upgraded some pedestrian signal equipment,
5 updated the clearance interval timings,
6 upgraded the video detection at the
7 intersection. So all of these features will
8 provide safer operations at this intersection
9 as we move forward.

10 So we did have a couple of
11 recommendations as part of our study, and
12 what you're seeing up here is an improvement
13 plan for Trout Brook Drive just to provide
14 safer operations at the site driveway.

15 Here on the left of your
16 screen, this is Farmington Avenue. So north
17 is off to the left here, and off to the right
18 is Memorial Road and the Kingswood Oxford
19 driveway.

20 So currently today -- if
21 you've driven here you've probably seen
22 there's a very long northbound left turn lane
23 on Trout Brook Drive approaching Farmington
24 Avenue. It's actually 400 feet long. Our
25 analysis revealed the queues in that lane

1 typically average only about 50 feet, or two
2 vehicle lengths. So it's well over capacity.

3 So what we're proposing to do
4 here is truncate that northbound left-turn
5 lane to about a hundred feet. And we're
6 going to convert through restriping the Lane
7 into a southbound left-turn lane, which will
8 provide storage for vehicles turning left
9 into our site. It will also provide storage
10 for vehicles turning left into the southerly
11 Hampshire House driveway, so providing safer
12 operations for them as well.

13 The other thing it does is for
14 vehicles exiting the Hampshire House drive
15 and our driveway -- today they have to cross
16 three lanes of traffic northbound to make a
17 left-hand turn. After this improvement is
18 implemented they will only need to cross two
19 lanes. So again, this is a safer operation
20 than what currently exists at both driveways.

21 South of there you're seeing
22 this, this little red island. This is a
23 proposed textured island that's going to be
24 flush, similar to the treatment of the
25 crosswalk that Jim Cassidy was talking about

1 earlier.

2 So it will be, you know, a
3 textured median serving as a traffic calming
4 technique out there on the road today, rather
5 than having that continuous long-running turn
6 lane. And then as we head south we open back
7 up into a southbound left-turn lane into the
8 school driveway.

9 So again, overall we think
10 these improvements will serve to calm the
11 traffic and also provide safer operations for
12 vehicles turning into and out of both our
13 site and the Hampshire House driveway as
14 well.

15 So just to conclude the
16 findings of our traffic study, with the
17 proposed off-site roadway improvements I just
18 described safe operations will be provided
19 for vehicles both entering and exiting the
20 site driveway, and the proposed development
21 will not have a significant impact to traffic
22 operations on the adjacent road network.

23 And before I turn it back to
24 Tim, I wanted to note one other thing. We do
25 meet the thresholds for an application to the

1 state traffic administration, OSTA. We have
2 submitted to them -- and I actually just
3 received some comments back yesterday. They
4 were very minor, and I expect if we do
5 receive Town approval here we will likely get
6 a DOT approval on this shortly thereafter as
7 well.

8 So with that, I'm going to
9 turn it back to Attorney Hollister who is
10 going to wrap up our presentation. Thanks.

11 PRESIDENT CANTOR: Thank you.

12 MR. HOLLISTER: Okay. Let me
13 wrap up with approval criteria and regulatory
14 compliance. I'm going to start with comments
15 that we received on September 15th from the
16 Design Review Advisory Committee, which were
17 echoed by the Town Plan and Zoning Commission
18 on October 3rd.

19 And these are exact quotes.
20 The plan, quote, respects neighboring uses,
21 unquote. This is the right place for the
22 building. They said, the scale is very
23 appropriate. They said that the adaptation
24 of the building to the grade is appropriate.
25 They said that the landscaping is

1 exceptional. It was said that this is the
2 type of development we like to see, and
3 commanded us for maximizing the setbacks of
4 the building.

5 As to the rezoning portion of
6 the application, we believe the application
7 is consistent with the current plan of
8 conservation and development.

9 At TPZC, Commissioner Gillette
10 said, and I quote, this is exactly what the
11 POCD envisions for the site, unquote.

12 The POCD -- I'll just point
13 that there are many places where they -- I
14 can point to, but I'll point to two
15 specifically; page 29, action 4B states,
16 review multifamily ordinances and identify
17 opportunities that increase the range of
18 housing types within the town -- and that's
19 exactly what we're doing here.

20 Another one on page 44,
21 encourage higher density development in
22 proximity to transit stations and existing
23 commercial districts. Farmington Avenue, of
24 course, has bus line and we are adjacent
25 across the street from the town's central

1 business district and Blue Back Square, and
2 adjacent to higher density developments;
3 Hampshire House, West Hartford Inn, and soon
4 to be the byline.

5 And I would also note -- and I
6 believe Ms. Martin alluded to this -- the
7 existing RM-2 zone where the children's
8 museum was located allows a wide variety of
9 uses including mixed-use, commercial, many of
10 which would be much more impactful on the
11 neighborhood than this one apartment home
12 building.

13 As I mentioned earlier, the
14 lot line revision criteria have been
15 satisfied. The line has been moved, but
16 without creating a building lot. And we have
17 administrative signoff from Mr. Dumais of
18 that.

19 And then finally, the special
20 development district approval criteria have
21 been satisfied. We presented in our original
22 package a draft ordinance. We received from
23 Mr. Dumais today a list of proposed
24 conditions. I have reviewed them,
25 Mr. Rappaport has. Those conditions are

1 acceptable as written, which is I think the
2 result of a very cooperative effort -- and it
3 doesn't always happen that way, but we're
4 pleased to say that that is the case.

5 As you know, the SDD requires
6 that we meet the minimum lot size, the
7 maximum height and the maximum residential
8 density of the underlying zone. We do comply
9 with that criterion. The site SDD process
10 also is one in which the applicant is given
11 some leeway with regard to dimensions and
12 distances, and we have a variety -- I'm not
13 going to go through each one of them, but
14 basically front yard, side yard, the maximum
15 building horizontal, the maximum units per
16 structure, parking space dimensions and
17 loading space.

18 So we have all -- we have
19 taken advantage of the flexibility of the SDD
20 process in order to prepare a site plan that
21 is, in the words of the SDD ordinance itself,
22 a superior design to what would be required
23 if we -- there was strict compliance with all
24 of the dimensional regulations.

25 As shown by the DRAC and staff

1 comments and the POCD, this is an appropriate
2 location for multifamily. And as I hope you
3 heard, it's in harmony with the adjacent
4 development because of the attention to
5 detail and the location of the building and
6 all of the other amenities that Mr. Coursey
7 has discussed with you, and Mr. Lessard also.

8 And finally, the site plan
9 approval criteria are met, and that's been
10 confirmed by the detailed staff reviews that
11 were confirmed as recently as this morning.
12 So I think we have respectfully done our
13 homework.

14 I promised you an hour. I
15 think I've delivered pretty close to that,
16 and I will stop there, Madam Mayor. And
17 thank you all for your attention, and the
18 team is here for questions whenever you get
19 to that part of the presentation.

20 PRESIDENT CANTOR: Thank you.
21 Thank you, Mr. Hollister -- Attorney
22 Hollister.

23 And I think I'd like to go
24 around and just do some questions for the
25 staff, and then we'll hear from the public.

1 And so we'll keep it kind of tight if there
2 are any questions, and then listen to the
3 public. And then we might have more
4 questions.

5 If that's okay with everyone?

6 So I will start and open the
7 floor up to any questions from Councilors.

8 Mr. Sweeney?

9 COUNCILOR SWEENEY: Thank you,
10 Madam Mayor. I'm not sure -- can the
11 gentleman from the traffic come here? Or do
12 you want to direct me to --

13 PRESIDENT CANTOR: I think go
14 though Attorney Hollister. You ask your
15 question and he'll get the answer.

16 MR. HOLLISTER: This is
17 Mr. Vertucci.

18 COUNCILOR SWEENEY: Perfect.
19 Thank you. Thank you, Mr. Vertucci. I
20 appreciate it.

21 This is a fantastic plan and
22 we appreciate, Attorney Hollister, your
23 presentation. I will just be pretty frank.
24 I think the number one thing that is of
25 concern for me with this is the traffic,

1 living in the area -- and I really
2 appreciated the presentation you made on
3 traffic.

4 The only questions I had were
5 on the medians that were going to be part of
6 this. Can you talk to me why you would want
7 to put -- is it going to put a cement paver
8 in the middle of Trout Brook?

9 MARK VERTUCCI: That's
10 proposed to be. It's like a stamped asphalt,
11 a textured stamped asphalt. So it's not --
12 it will be flush. So you could technically
13 drive over it.

14 You know, the plows wouldn't
15 have to worry about avoiding it, but it
16 serves as a nice aesthetic feature. And
17 rather than having a running turn lane and,
18 you know, having a median there, it provides
19 a bit of a traffic calming affect. So as the
20 driver is coming north or southbound, you get
21 a feeling that the road is a little bit
22 narrower than it is.

23 And we also didn't see the
24 need to, you know, to have just a long
25 700-foot running turn lane when you really

1 don't have the capacity need for it.

2 COUNCILOR SWEENEY: Okay.
3 Appreciate that. And just one quick one?

4 MARK VERTUCCI: Uh-huh.

5 COUNCILOR SWEENEY: For the
6 site view coming out, the one concern I have
7 is for people -- having lived in the area and
8 trying to pull out of that Shell station, to
9 go south on Trout Brook is like playing a
10 game of Frogger.

11 How do we intend to have
12 people exit? As you said, I like the fact
13 they're now crossing less lanes. That's
14 fantastic -- and you said that's there's no
15 obstruction to the view heading south.

16 Is that right?

17 MARK VERTUCCI: Yeah. Looking
18 in both directions the sightline was good.
19 You know you can see past both signals to the
20 north and the south.

21 COUNCILOR SWEENEY: Do you
22 think the pavers are going to prevent people
23 from crowding someone's view to the left --
24 to south, rather?

25 MARK VERTUCCI: I mean, the

1 view to the south, you're looking at the two
2 northbound lanes. So it will be pretty much
3 the same as what it is today, but
4 fortunately, you know, Trout Brook is a
5 pretty straight, straight road. It's a
6 pretty straight shot.

7 So the view goes, you know,
8 well beyond the Kingswood Oxford
9 intersection.

10 COUNCILOR SWEENEY: Thank you,
11 Madam Mayor.

12 PRESIDENT CANTOR: Thank you,
13 Mr. Sweeney.

14 Are there other questions?
15 Mr. Cortes?

16 COUNCILOR CORTES: Thank you,
17 Madam Mayor. This is a traffic question
18 also.

19 You mentioned you did this
20 study 9/1/2021. My question is, what is
21 considered abnormal crash patterns? Because
22 there is a lot of accidents on that
23 intersection right there.

24 It is challenging coming out
25 of that Shell Gas Station. That's one of the

1 reasons I don't go to that Shell Gas Station.
2 And then, so that date, September 1, 2021, is
3 the first day of school. It's a Wednesday,
4 half day. So the traffic pattern that
5 day would probably be less than if we did
6 this study two weeks after. So I have my
7 concern.

8 And it is a difficult stretch
9 of road, you know, especially coming down to
10 84. It's so heavy right off the highway. If
11 you went south a little bit more, and now
12 you're eliminating a piece of that left-turn
13 lane which is already difficult to navigate.

14 So those are my questions.

15 MARK VERTUCCI: Yeah. I mean,
16 when I say, abnormal crash patterns, you
17 know, I think there was an average of 14 per
18 year at that intersection.

19 And for, you know, if you look
20 at similar intersections around the town and
21 around the state with the volumes that that
22 has and the number of lanes, you know, that
23 it's pretty typical. And for a signalized
24 intersection you tend to see more rear-end
25 collisions, left-turn collisions in the

1 intersection.

2 So when we looked at the
3 patterns occurring, they were not abnormal
4 for a signalized intersection of this size
5 and of this volume. So that's what I meant
6 by that.

7 As far as September 1st, I
8 know we checked the school schedule. I
9 thought that the school had started the prior
10 Wednesday -- but regardless, even if it
11 hadn't, our morning peak hours overlap with
12 the school peak hours. But our afternoon
13 peak hour does not overlap with the school
14 peak hours. It was -- I believe I said it
15 was four, roughly four to five o'clock.

16 So the afternoon peak hour
17 overlaps with the commuter peak hour. The
18 four to five is the highest peak hour of the
19 day. It was not the school peak hour. We
20 did -- we did check the hour-by-hour volumes
21 throughout the day, and those were the
22 highest.

23 So we always look to analyze
24 the highest peak hours of the day to get kind
25 of, you know, a worst-case analysis scenario

1 there. So was there a third part to your
2 question?

3 COUNCILOR CORTES: No, I think
4 that's all. I think more it was just that
5 particular day, because the Wednesday is a
6 half day of school.

7 MARK VERTUCCI: Right.

8 COUNCILOR CORTES: So I
9 understand that it doesn't really quite
10 overlap, but I do drive and there's buses out
11 on that stretch of road 4:30. KO I think
12 leaves later. So some of those buses don't
13 get back to the yard until 5:30 p.m.

14 So again, I think if we did
15 this study a week -- on a Thursday a week or
16 two later I think the outcome with the
17 numbers would be different. Probably not
18 dramatic, but it would be different. I think
19 it would be higher.

20 MARK VERTUCCI: Okay. Yeah,
21 we did -- just to respond to that briefly.
22 We did also crosscheck our counts with the
23 latest DOT counts that were available on
24 Trout Brook and Farmington, and they were
25 very close to the DOT counts. They were

1 regularly updating their count program. So I
2 am very comfortable that the data is solid
3 out there.

4 And you know, you make valid
5 points about the volume of traffic and
6 safety, but I do want to reiterate the signal
7 improvements the Town just made is going to
8 make a big difference to safety there at
9 Farmington and Trout Brook. And I think this
10 improvement -- improvement plan up on the
11 screen as well is also a substantial safety
12 improvement for the traffic turning into our
13 site and Hampshire House as well that doesn't
14 exist today.

15 COUNCILOR CORTES: Thank you
16 for that. Thank you, Madam Chair.

17 PRESIDENT CANTOR: Thank you,
18 Mr. Cortes.

19 Ms. Blanks, why don't you go?

20 COUNCILOR BLANKS: Thank you,
21 Madam Mayor.

22 And thank you for your
23 presentation. I always enjoy seeing all of
24 the details in these presentations. So thank
25 you to all who put it together.

1 So the question I have -- and
2 it's probably more of an elaboration, which
3 is the nine units that's considered your
4 affordable units, if you will, for 20 years.
5 What units will be available? And if you can
6 just elaborate how, how those units will be
7 determined?

8 You mentioned -- I think you
9 said one and two-bedroom den. Is that what
10 you stated? Correct me if I'm wrong.

11 MR. HOLLISTER: Yes -- I won't
12 say commissioner -- Councilmember, there
13 there will be a total of nine units, five of
14 the two-bedroom units and four of the
15 one-bedroom units.

16 Standard practice is that they
17 will be dispersed throughout the building.
18 It won't be concentrated in any one
19 particular. The will -- all the units will
20 be -- have identical finishes and amenities.
21 So there won't be any quality difference.

22 And in fact -- and this may be
23 more information than what you wanted, but in
24 a rental building the identification of the
25 affordable units can actually change over

1 time because you income qualify when they
2 first move into the building. They might
3 become income ineligible, and you want to
4 give them the option to stay in the building,
5 in which case you designate another
6 unit somewhere else in the building as one of
7 your affordable units.

8 So it's called last-in
9 first-out, and sometimes that there's a flow
10 in which units, but they will always be
11 identical. They will be dispersed among the
12 bedroom types and they'll be spread out
13 throughout the building.

14 COUNCILOR BLANKS: Thank you.

15 MR. HOLLISTER: And that we
16 have done a draft affordability plan, which
17 Mr. Dumais has reviewed. And that requires
18 annual reporting -- and without names, but
19 verification of the income qualifications of
20 the people who are living in those units as
21 an enforcement mechanism.

22 COUNCILOR BLANKS: Thank you.
23 I do have one follow-up
24 question.

25 PRESIDENT CANTOR: Go ahead,

1 Ms. Blanks.

2 COUNCILOR BLANKS: In visitor
3 parking, can you elaborate how the visitor
4 parking is determined, and how many? Based
5 on this project size, how do you come up with
6 that?

7 MR. HOLLISTER: Well as -- and
8 if I misspeak my team will jump up here, but
9 we, as two of our speakers said, we are much
10 higher than what is required in terms of
11 ratio. So we have far more than 1.5 spaces
12 that are required per unit.

13 I believe if you allocated
14 one, one space per bedroom we have at least
15 21 spaces that are -- is it 21 spaces of
16 visitor spaces? Jim Cassidy, help me if
17 I'm --

18 Anyway, the ratio will provide
19 ample parking.

20 And I'll just say one other
21 thing. I've been doing multifamily buildings
22 almost exclusively around the state of
23 Connecticut for ten years. The parking is
24 actually less than you would believe.

25 Across the state the State

1 Legislature actually reduced the standard
2 parking allocation and zoning regulations
3 around the state because we have so many
4 places that are over parked, which is a bad
5 thing for the environment. It's more
6 impervious surface. It's more stormwater
7 drainage to take care of.

8 So you -- obviously you want
9 to have the right balance. You don't want to
10 be under parked, but you also don't want to
11 be over parked. So we've hit the right
12 balance here with almost 1.9 spaces, which is
13 a pretty generous allocation for a
14 multifamily building.

15 Do you have better detail on
16 the visitor spaces, Jim?

17 JAMES CASSIDY: Again for the
18 record, Jim Cassidy. So just for a quick
19 annotation. Basically if you figure a
20 two-bedroom unit, it needs two park spaces; a
21 one needs one. The regulation requires 1.5.

22 So even at that it still works
23 out to about 258 spaces required. Again,
24 we're proposing a total of 323 spaces which
25 puts us in excess of 65 additional spaces to

1 accommodate visitors, guests and future
2 tenants of the building.

3 So again, I've worked on
4 several projects with Continental Properties,
5 and that's one thing they're very careful of,
6 to make sure they're not under parked and
7 make sure it's a comfortable development for
8 their tenants. So there is 65 additional
9 spaces over what's actually required.

10 PRESIDENT CANTOR: Thank you,
11 Ms. Blanks.

12 Ms. Fay?

13 COUNCILOR FAY: Yes. Thank
14 you very much. I actually have two
15 questions.

16 The first one -- and it's
17 probably because it's out of scale, but from
18 looking through the documents as well as on
19 the board here, the portion bordering Trout
20 Brook, it doesn't look like there's much
21 space for, like, the sidewalk or for
22 pedestrian traffic to go from there over to
23 where the KO field is.

24 Can you sort of show me that?
25 Because it looks like the trees are blocking

1 the egress through where the driveway comes
2 down and the parking is, and to get over to
3 the soccer field.

4 JAMES CASSIDY: So I'm going
5 to steal the landscape architect's plaza plan
6 again, the front plaza. So what happens is
7 the building itself, the face of the
8 building -- let me get my cheat sheet out
9 here. One second.

10 So the face of the building,
11 what happens is you have the parking lot
12 level and you have that, the workspace
13 and the dog spa level. The dog spa level is
14 actually a little bit closer to the road, but
15 to the front property line it's actually
16 28.3 feet.

17 What we're doing on this
18 plan -- I took this up, because this is our
19 plaza. So what happens is at the edge of the
20 purple here, that's actually the front street
21 line. This is the edge of the road.

22 There's a grass snow shelf
23 right now, and then there's a four-foot wide
24 sidewalk already in place that runs within
25 this, the town right-of-way. So that's your

1 pedestrian access.

2 In addition to what we're
3 providing, that 28-foot area other than the
4 first 4 feet to make a difference in grade,
5 that's all going to be a paved service. So
6 residents can meander from the face of the
7 building within that patio area. There's
8 more than ample area to walk. It's about
9 24 feet wide in total.

10 There's a large connection to
11 the town walkway here at the northerly end.
12 In addition to -- believe it or not, when you
13 look at it, it looks pretty flat, but there's
14 actually a change in grade along the frontage
15 of the site. So at the southerly end we end
16 up with a small set of steps to get back up
17 to that elevation.

18 So between the existing
19 walkway for pedestrian access, in addition to
20 this whole patio area where all the residents
21 can use and make that connection to the
22 walkway, there is more than ample area. Is
23 that the area you're referring to?

24 COUNCILOR FAY: Yeah, it's
25 just -- it's the scale. You can't really see

1 by looking at the pictures that there's
2 frontage that's actually -- oh, I'm sorry.
3 Sorry about that.

4 You can't see that there's a
5 sidewalk in front where the building itself
6 with the terrace area comes out. So they
7 have to actually walk through the frontage of
8 the property. Is that how that works?

9 JAMES CASSIDY: No.

10 COUNCILOR FAY: Okay.

11 JAMES CASSIDY: So for
12 everyday citizens in West Hartford walking
13 along Trout Brook you have an existing
14 walkway system out there.

15 COUNCILOR FAY: Right.

16 JAMES CASSIDY: That all
17 remains.

18 COUNCILOR FAY: Okay. All
19 right.

20 JAMES CASSIDY: They'll still
21 use that, but we're offering an additional,
22 you know, patio for the residents to use.

23 COUNCILOR FAY: Sure.

24 JAMES CASSIDY: So the
25 building is pretty far back from edge. We're

1 not touching that walkway. It's all going to
2 remain.

3 COUNCILOR FAY: Okay. And
4 then my second question is on the traffic
5 study, it was done in 2021. So I don't live
6 too far from here, but it's definitely about
7 that part of it.

8 But North Main just went
9 through a road diet, and it's fully
10 implemented now where it's permanent. And I
11 know a lot of people -- my road actually
12 connects between North Main and Trout Brook.
13 They don't use North Main. They go down
14 Trout Brook, all those sidestreets because
15 it's too hard to get out.

16 So this traffic study I think
17 might be different if you took into
18 consideration the increase in traffic on
19 Trout Brook just from that one, you know,
20 change with the road diet and then with this
21 on top of it. Thank you.

22 MARK VERTUCCI: Yeah. I'll
23 just say again we, you know, we did look at
24 our counts versus the latest DOT counts out
25 there and the series of counts that they had

1 done, and they were pretty similar.

2 There may have been a small
3 increase there, but I think as I presented
4 our analysis, you know, levels of service "C"
5 are pretty efficient. So if there was a bump
6 in baseline volumes it's not likely it would
7 have had a difference in our intersection
8 analysis.

9 PRESIDENT CANTOR: All set,
10 Ms. Fay?

11 COUNCILOR FAY: Oh, yes.
12 Thank you.

13 PRESIDENT CANTOR: Okay.
14 Thank you very much.

15 Ms. Billings-Smith?

16 COUNCILOR BILLINGS-SMITH:
17 Thank you, Madam Mayor. And
18 thank you for the presentation, you all.

19 I'm looking at the low traffic
20 generator, and you have 64 during the morning
21 and 67 during the evening. Can you give us
22 what the numbers for what a high peak hour,
23 like, high traffic flow would be? Because 67
24 could be -- 68 could be where we get to
25 midday.

1 **MARK VERTUCCI:** Right. Right.
2 I think what I mean there is, say, we have an
3 office building of a similar size or, you
4 know, a retail development high turnover
5 restaurant, you know, shopping center a
6 similar size -- and those land uses could be
7 hundreds of trips that would be generated on
8 the road network.

9 So you know, 60 trips when
10 roughly half of them are turning north and
11 south, that's 30 trips going north where it's
12 Farmington Avenue, and 30 south in the other
13 direction. When you compare that number of
14 trips to the volume that's out there today,
15 it's a very small percent increase in
16 traffic.

17 **COUNCILOR BILLINGS-SMITH:**
18 Thank you. Just -- and one
19 more?

20 **MARK VERTUCCI:** Sure.

21 **COUNCILOR BILLINGS-SMITH:** For
22 the side of K0 were you have the recreation
23 area -- and I see you're going to go into
24 part of that property line. That's what
25 you're asking for, the SDD.

1 What else is creating a
2 barrier between K0 and the apartments? Is
3 there a fence? Or --

4 JAMES CASSIDY: So for the
5 record again, Jim Cassidy. Yeah so between
6 our property and the K0 property there's an
7 existing four-foot high fence.

8 Obviously there's a soccer
9 field there, so we want to keep the soccer
10 balls out of our facility -- but we'd like to
11 keep the view open. We're probably going to
12 be entertaining probably some kind of a
13 netting, put black netting on top of that
14 fence also just to ensure we don't have any
15 stray soccer balls going over.

16 I will note that when you get
17 done to this section here, the northwesterly
18 corner -- or southwesterly corner of the
19 building, there is an existing large block
20 retaining wall that's not in that great a
21 shape right now.

22 We're actually going to
23 actually be replacing that with a new
24 retaining wall. So that section will be much
25 more lower, but that will also have the fence

1 on top of it -- but there will be a brand-new
2 fence along that entire property line
3 separating us between the two.

4 COUNCILOR BILLINGS-SMITH:

5 Thank you.

6 PRESIDENT CANTOR: Thank you,
7 Ms. Billings-Smith.

8 Mr. Zydanowicz?

9 COUNCILOR ZYDANOWICZ: Thank
10 you. I appreciate your presentation. Very
11 well explained and I think it opens up a lot
12 of eyes and gives some real detail.

13 But just to segue from the
14 traffic -- since you're the most popular guy
15 up here. I've been living in town having
16 three kids that play sports, traversing north
17 and south all the time. In fact, just to get
18 to this meeting at 6:30, which normally takes
19 me ten minutes, took me over 20 minutes
20 today.

21 And I can tell you your DOT
22 numbers, whatever they are, they're not
23 correct as 9/1/'21. Because we've had other
24 engineers here talking about our road diet.
25 And there's this demarcation as of nine --

1 and it literally was, like, 9/1/'22.

2 That all the sudden the people
3 that were working at home, the summer was
4 over for them through the pandemic of two and
5 a half plus years. So they're literally --
6 and that where I live we usually have about a
7 half a mile backup between Route 44 and
8 Mountain Road. That didn't exist for two and
9 half years. On 9/1 it came back -- and the
10 road diet, it came back.

11 So the numbers that you do on
12 9/1/'21, and whatever DOT numbers, I just
13 have to say that the numbers changed, and
14 there's no way DOT updated them that quickly
15 as of 9/1/'22.

16 The traffic that exists now
17 after September 1st is significantly more
18 than it was on August 31st -- and I can't
19 explain that. I'm not a traffic engineer,
20 but I can tell you the real application
21 because I drive it every day.

22 So I'm not necessarily
23 concerned with these low numbers here and the
24 sightlines and such, but as other Councilors
25 said, that they're coming off of North Main

1 and going down the sidestreets, and going
2 onto Trout Brook. So there will be
3 significantly more traffic.

4 Do I know that it will impact
5 this piece? No, that's not what I'm saying.
6 It's just that I just note -- want you to
7 know that there is a significant amount of
8 more traffic now than there has been
9 pre-pandemic, and it showed up 9/1.

10 MARK VERTUCCI: Okay. Mark
11 Vertucci again for the record. I just wanted
12 to note so, you know, if we were to take our
13 background volume -- say they are higher?
14 Say they're a hundred trips higher on Trout
15 Brook. I just wanted to, you know, clarify
16 again we're looking kind of -- we're
17 comparing before versus after.

18 So if the before is a hundred
19 trips more, you know, more cars on the road,
20 the after is a hundred more. We're looking
21 at the incremental difference between the
22 before and the after.

23 So when I'm talking about the
24 60 trips, and 30 going north and south,
25 you're still -- it's a fraction of a percent

1 of increase in traffic on the road. So you
2 know, we could argue about exactly what the
3 background volumes are, but the incremental
4 increase from this development on the road
5 will be de minimus.

6 PRESIDENT CANTOR: Thank you,
7 Mr. Zydanowicz. Thank you.

8 Mr. Walters, do you have any?
9 I'm not making you.

10 MR. WALTERS: Thank you. I do
11 have a question regarding parking. And you
12 know, you mentioned that there is -- you
13 exceed the, kind of, the accepted minimum
14 there.

15 My question is, is there -- I
16 guess, is there a way that parking could be
17 adjusted? Those numbers adjusted slightly
18 downward to offer more of a buffer along the
19 north and the east sides of the property?

20 Just my own quick math. If,
21 you know, the areas abutting immediately to
22 Hampshire House that's, like, 24 spaces -- if
23 my math is correct looking at the maps, which
24 would take it down to, like, a 1.74 ratio,
25 which is still above the 1.5.

1 So I just -- I was curious.
2 You know, I know that there's some concern
3 about visibility and sightlines there between
4 the two structures. You know, is there a
5 possibility that the parking could be reduced
6 slightly to accommodate large shade trees, or
7 what have you just for a little bit more of a
8 buffer?

9 JAMES CASSIDY: So again for
10 the record, Jim Cassidy with the engineering
11 firm Hallisey, Pearson & Cassidy.

12 As I mentioned previously,
13 we've worked extensively with this client to
14 make sure we have a comfortable parking
15 ratio. I'm sure as you go on in this
16 presentation you're going to hear from the
17 public tonight that there's a concern that
18 we're not going to have enough parking, and
19 we're going to be parking unawares other
20 places within the town, on their property,
21 stealing -- or utilizing their parking
22 spaces.

23 We want to make sure that we
24 have a development that doesn't impact the
25 neighbors. Again, we've gone through several

1 of the other developments that Continental
2 has done, and we feel that 1.5 is not
3 adequate. It's required by the zoning
4 regulations, but it's not adequate. So we're
5 representing to you a plan that we believe
6 works. We would not have to come back to you
7 for an increase in parking in the future, and
8 it's based upon the sum of all the
9 developments that we've worked on.

10 MR. WALTERS: Okay. Thank
11 you.

12 PRESIDENT CANTOR: Thank you,
13 Mr. Walters. Thank you to the team.

14 I know that Mr. Davidoff has
15 some questions. I still have a couple, but
16 it's almost eight o'clock -- it is
17 eight o'clock, and we haven't gotten to the
18 public comment yet. So I'd like to start
19 with that, and then we'll circle back.

20 In the meantime, Mr. Labrot,
21 maybe you could do a summary of the
22 written-in comments?

23 MR. HOLLISTER: Madam Mayor,
24 do you want us to leave this up?

25 PRESIDENT CANTOR: I think put

1 it up for now, and then we can -- oh, I don't
2 know.

3 We can leave it down. It's
4 fine. We don't have any other -- you know,
5 people can see the people who are speaking.

6 But what I will do is I will
7 call the person that's up, and then I will do
8 the next two people so you'll be ready to
9 come up.

10 And we do have a time limit of
11 three minutes for courtesy for everybody so
12 they can get a chance to speak. And what we
13 have asked in the past when we've had a lot
14 of public comment is please let us know if
15 you agree with somebody, but you don't have
16 to repeat their comments as well -- and
17 obviously add your own comments. We want to
18 hear from you, but we don't necessarily need
19 to hear the exact same comments if someone
20 has said them, but we want to know if you
21 agree.

22 All right. We will start with
23 them. And I apologize if I pronounce your
24 name wrong. The first person I have
25 listed -- and state your name and address for

1 the record. And if you don't live in West
2 Hartford we can make an exception.

3 But Alexa Hoehne is the first
4 name, Lee Gold is the second, and then
5 Beverly Shapiro Rose -- Roseman Shapiro is
6 the third.

7 Go ahead, Alexa. Name and
8 address for the record?

9 ALEXA HOEHNE: Yeah, hi. My
10 name is Alexa Hoehne. I live at 27 Outlook
11 Avenue. I've lived there for about the last
12 eight years. I've been a resident of
13 Connecticut for my whole life. I'm a nurse
14 at UConn Health. I own this two-family home
15 that was built in 1920, and I live there with
16 my husband, and I rent out the second unit to
17 some tenants.

18 The rental income that I
19 receive from this second unit allows me to
20 afford my mortgage. My house backs up
21 directly onto the children's museum property,
22 and I have a direct view of the current
23 building from the back of my home.

24 With this proposed
25 construction I have concerns regarding how it

1 will affect my livelihood. During the time
2 I've owned my home I have not had any issues
3 with finding or keeping renters, however I
4 have concerns regarding how I will be able to
5 find and keep tenants who wish to move into a
6 home that's so close to a major construction
7 zone that has constant noise, traffic and
8 debris in such close proximity to our space.

9 I worry about how I will be
10 able to keep my home if I can no longer
11 afford it during the proposed time of
12 construction if I'm unable to find or keep a
13 tenant. I worry about how the construction
14 will be regulated so that we can have some
15 periods of quiet in our neighborhood on a
16 regular basis.

17 I also want to say I'm glad to
18 hear that lots of you have concerns about the
19 traffic, because that was a lot of what I
20 wanted to talk about as well -- so I won't
21 even bring that up again.

22 So I want to thank you for
23 your consideration, and especially for those
24 who live close, that you consider what we
25 have to say about this project. Thank you.

1 PRESIDENT CANTOR: Thank you,
2 Ms. Hoehne.

3 Mr. Gold and then Beverly --
4 Ms. Roseman Shapiro. And then after that I
5 have Michael A. Cocca.

6 LEE GOLD: Good evening. Lee
7 Gold, 69 Mohawk Drive. I want to thank Madam
8 Mayor for the opportunity to speak, Deputy
9 Mayor Sweeney and the rest of the Council,
10 and town staff.

11 Attorney Hollister, thank you
12 very much for the presentation. Your staff
13 put together a very comprehensive
14 presentation that was over inclusive, and I
15 think addresses a lot of the needs of the
16 Town, and addresses a lot of the concerns
17 that the Council may have as we go forward.

18 I think of terms -- I think of
19 words, progress, opportunity, change. These
20 are all words that we have to embrace as we
21 go forward with economic development and look
22 towards the future of our town.

23 These, this opportunity as
24 we've had other opportunities in the past is
25 something that we need to embrace. We need

1 to look towards the future so that we have a
2 Town that is generationally looking forward.

3 We've had projects at
4 St. Bridget School that was a generational
5 project. We had a project that was at one
6 park that was generational in terms. We have
7 potentially the former UConn property that is
8 a generational type of project, and a project
9 such as this on Trout Brook is another
10 generational opportunity that we need to
11 embrace as a Town moving forward.

12 I do support obviously this
13 development. The economic growth that is
14 presented here is something that needs to be
15 looked at. We're looking at a piece of
16 property that is stagnant in terms of taxes.
17 So one key component here is the development
18 and the implementation of a taxable base that
19 comes into Town in terms of population, in
20 terms of the tax roll which will certainly
21 help the economic development of our Town to
22 support services to support town members and
23 the like, and attract people to our town to
24 live, to reside, to enjoy.

25 I think also as we went

1 through this process in the past, the point
2 of economic development is something that
3 this addresses directly and I think is
4 something that needs to be embraced with the
5 thoughts of conservation, sustainability and
6 the like.

7 So with all these -- and in
8 terms of all, all of what I've said I do
9 support this. I thank the opportunity to be
10 able to speak here and thank you very much
11 for your time.

12 PRESIDENT CANTOR: Thank you,
13 Mr. Gold.

14 Beverly Roseman-Shapiro,
15 Michael Cocca next, and Then Jeanne Bonner.

16 BEVERLY ROSEMAN-SHAPIRO: I
17 miss-signed up.

18 PRESIDENT CANTOR: That's
19 okay. You signed up, but you didn't want to
20 speak? That's perfectly fine.

21 Michael Cocca next, and then
22 Jeanne Bonner and then Marina Creed.

23 MICHAEL COCCA: Good evening
24 and thank you, members of the Council. I
25 have some points I'd like --

1 **PRESIDENT CANTOR:** Name and
2 address for the record? Sorry.

3 **MICHAEL COCCA:** Oh, I'm sorry.
4 Michael Cocca at 45 Outlook Avenue. I am the
5 single-family home right there you see
6 immediately behind the development. It will
7 be significantly impacted by this
8 development.

9 But what I'd like to start
10 with this today is safety. Safety has got to
11 be our number one concern. You've heard many
12 members of the Council express that as their
13 concern as well, and what you see right here
14 is something that the attorney mentioned -- I
15 think he said that all comments have been
16 addressed. That is not true. The
17 October 6th comments that are in the site
18 online have not been addressed, or at least
19 the response is not online.

20 Also to say they've been
21 addressed is a euphemism because they, some
22 of those, have not accepted. An example is
23 the exit of this parking lot is three lanes.
24 It is an unusual exit. It has been notified
25 by the design review board as something

1 they'd like changed, because they see that as
2 dangerous.

3 I see it as dangerous. The
4 turning right, left and in, is an unusual
5 arrangement that does not exist. I think it
6 will create crashes. Crashes have not been
7 analyzed at this exit as part of the traffic
8 study. The traffic study analyzed those at
9 the intersection. That is a dangerous exit,
10 and the suggestions to improve it have not
11 been accepted.

12 The improvements that were
13 presented today are not available online and
14 were not available previously to me to
15 review, so I cannot comment on that. I
16 personally don't think they're sufficient. I
17 think the developer should accept the
18 recommendation and ask from the design review
19 board, because it is currently dangerous.

20 The other point I'd like to
21 emphasize, oftentimes you're in your life and
22 you're saying, what can I do for the
23 environment? You see this development here?
24 Again some of the info here, not available
25 online.

1 There's a little bit of what I
2 would call green washing. They identify low
3 on-site recycling as something that is
4 environmentally friendly? I think that's a
5 requirement. What I think of environmentally
6 friendly is when I see a roof like that I
7 wanted it covered in solar cells. When I see
8 a new development, I don't want gas service.
9 I want induction stoves.

10 This is an 'eighties
11 development. It is not a modern development
12 that represents an environmentally friendly
13 development. I would also point out the
14 heating and cooling of all those windows,
15 that design is going to have huge heat
16 loss -- but the heating and cooling is
17 single-element window units out the side of
18 the building. That is going to create
19 significant noise and is a very inefficient
20 design.

21 Speaking of noise, the noise
22 element -- there is no noise study. The
23 noise impact to all of us is going to be huge
24 from this development. You identified that,
25 but it's not addressed.

1 Lights, the lights study -- I
2 assume there's no lights on the patio, or the
3 people who live there won't be allowed to
4 have lights -- because that's not included in
5 the light study.

6 The other final -- almost
7 final point I make is really the elephant in
8 the room, is the parking lot. That parking
9 lot is huge. They're identifying that as a
10 setback? That is going to be -- I want a
11 setback from the parking lot. The parking
12 lot is 24/7.

13 There is a little parking lot
14 there today from the children's museum which
15 unfortunately was kicked out to make this,
16 but that parking is from 9 a.m. to about
17 5 p.m. This is going to be 24/7 car alarms,
18 beeping, cars driving. I want a setback from
19 that parking lot.

20 And then finally, the info
21 today -- many of this is not available
22 online. Some of this is new. I think this
23 is going too fast. I think the traffic study
24 is not complete because it does not address
25 what was presented here. They're adding that

1 strip, the noise from that strip of cars
2 driving over is going to be huge. The
3 impacts of those improvements are not in the
4 traffic study.

5 The traffic study also assumes
6 people are doing 35 miles per hour on Trout
7 Brook. We all know that's not true. So I
8 think this is going too fast.

9 So I ask you to reject this
10 for the sake of safety, reject this for the
11 sake of the environment, reject this for the
12 sake of the neighbors who are going to have
13 to deal with this giant parking lot.

14 Thank you for your time.

15 PRESIDENT CANTOR: Thank you,
16 Mr. Cocca. Then we have Jeanne Bonner and
17 Marina Creed, and then Megan Ouellette.

18 And again, if you signed up
19 because you thought you were signing in,
20 that's fine. Just let me know.

21 JEANNE BONNER: Good evening,
22 members of the Council -- I'm going to move
23 it down a little bit.

24 PRESIDENT CANTOR: I get it.

25 JEANNE BONNER: I first

1 expressed concern about this proposal in June
2 of 2021 in an e-mail to Mr. Hart.

3 PRESIDENT CANTOR: Can you
4 just state your name and address for the
5 record?

6 And seriously -- just pull it
7 down. Go ahead. Feel comfortable.

8 JEANNE BONNER: Yeah, yeah,
9 yeah.

10 So still Jeanne Bonner --
11 since you said my name, and I too live at 45
12 Outlook, which I feel sort of is the star of,
13 the underutilized star of this proposal.

14 This is the first chance that
15 we really get to ask questions in public,
16 hear your comments, and hear the back and
17 forth between yourselves and the developer,
18 and the coterie of assistants.

19 So I'm just going to take the
20 opportunity to say everything I have to say.
21 So of course, I live directly behind the
22 children's museum, and arguably my property
23 as an owner-occupied single-family home is
24 probably the most affected property.

25 Please don't approve this

1 proposal. To paraphrase the DRAC charter, it
2 won't be harmonious and it won't integrate
3 with the entire block lining, you know, that
4 side of my Outlook. It will upend my
5 family's enjoyment of our property and it
6 will upend our neighborhood.

7 One neighbor whose
8 single-family home also backed up to the
9 museum has already sold his house and moved,
10 rather than live with the highly amenitized
11 rental building in his backyard. And you can
12 check this because he sits on DRAC.

13 My main concerns as outlined
14 in my letter to counsel, which I hope you
15 have read, is significant increase in noise
16 for which there is little possibility of
17 mitigation; noise travels.

18 The traffic impacts and the
19 impact to safety for motorists on Trout
20 Brook, light pollution on my property,
21 appropriateness of the parcel for the area,
22 and the Town's ability to manage and respond
23 appropriately to the increase in noise
24 traffic and light pollution.

25 And I elaborated on this in my

1 letter. I'm not going to go into it now, but
2 I've already seen how the Town is able to
3 respond to some of these issues. It's
4 unclear how Continental could complete the
5 project as proposed without trampling on my
6 rights as an existing taxpayer, an existing
7 taxpayer. I'm already on the books.

8 How could Continental build
9 the project as proposed without blanketing my
10 property with noise from the cars in the sea
11 of parking from the balconies, from the
12 rooftop deck, the entertainment courtyard,
13 the Amazon delivery trucks coming in and out,
14 et cetera, et cetera -- and of course the
15 traffic on Trout Brook.

16 Some someone may be excited
17 about new residents, but what about old
18 residents? In my part of town bordered by
19 Trout Brook and Farmington Avenue there are
20 already two large condo complexes, multiple
21 apartment buildings, multi-family homes, a
22 major supermarket and a gas station. That's
23 just what I can see from my front and back
24 yards.

25 So NIMBY-ism? It's already in

1 my backyard. So I have accepted growth. I
2 cannot only walk to the Whole Foods, I can
3 hear the Whole Foods trucks idling at all
4 hours. So I'm living with growth already.

5 And of course, I live already
6 right by a luxury housing complex, the
7 Westbury, and their property managers put
8 their residents first.

9 Some of you have run on a
10 platform of putting West Hartford families
11 and children first. Well, we have somehow
12 lost a storied museum for children that was
13 in a central location since 1958, and this
14 proposal doesn't do anything for families and
15 children. How does it serve all communities?

16 This is a public meeting, but
17 we are here tonight because of a private
18 business transaction between a private
19 school, Kingswood Oxford. I am not an Alum
20 like Mr. Gold. And that transaction is
21 between KO and a developer, Continental.

22 KO needs to sell the land, and
23 Continental insists it must build 172
24 units -- not 80 units, not a hundred units.
25 Not 130 like Han-trials [phonetic] -- no,

1 **172.**

2 So this private transaction is
3 threatening to change a major corridor in our
4 town. How can the developer think my family
5 and my neighbors should make this sacrifice
6 so it can make money? And the vehicle by
7 which the developer forces me to make the
8 sacrifice is the Council.

9 The last comment -- I'm going
10 to hand it over to my ten-year-old son. He's
11 at home with a babysitter.

12 He says the only people happy
13 about this are KO and the developers. Don't
14 make me tell him -- actually no, KO, the
15 developers and the West Hartford Town
16 Councilmembers, there are lots of questions.

17 Let's take a moment and answer
18 all of the questions, and we're not going to
19 do that tonight. Thank you for your time.

20 PRESIDENT CANTOR: Thank you.
21 State your name and address
22 for the record?

23 MARINA CREED: Yes. My name
24 is Marina Creed, 87 Outlook Avenue. I'm also
25 a nurse at UConn Health. I'm a health

1 practitioner, and I've actually lived in West
2 Hartford for 16 years. And so I'm just going
3 to read the proposed comments. And it is
4 entitled, a letter in opposition to
5 Continental Properties.

6 Dear West Hartford Town
7 Council, I would like to share my opposition
8 to Continental Properties' planned massive
9 luxury apartment building -- although after
10 watching this presentation it kind of appears
11 to be a resort. I'm surprised there's not
12 dolphins in the pool.

13 And I would like to lament the
14 replacement of the children's museum, which
15 has been a historic cultural community
16 landmark that is a beloved home to families
17 and children in Connecticut.

18 The scale of the planned
19 property is simply too large, and the impact
20 on the residential neighborhood of Outlook
21 Avenue is simply too great. We are West
22 Hartford. They are an outside developer with
23 no care for the fabric of our community, our
24 neighborhood, or our children and families
25 that have put down roots in West Hartford and

1 continue to pay hefty taxes to the Town for
2 our schools and infrastructure.

3 I'm specifically concerned
4 about the air pollution that will be emitted
5 from the hundred-plus idling cars, multiple
6 trash trucks and recycling trucks, moving
7 trucks, delivery vans, pool maintenance
8 crews, and other entities which will be
9 constantly coming and going to service this
10 luxury building.

11 This is not a benefit to West
12 Hartford. This is not affordable housing
13 which we are actually in need of, but a
14 luxury building -- which is impacting what?
15 The 1 percent that want to rent come and go?
16 We already have apartment buildings that can
17 do this.

18 We need family buildings
19 that are able to actually service the people
20 that want to live in our town and put down
21 roots. I don't see families living here. I
22 don't see three bedrooms. I don't see a
23 playground.

24 In addition to the air
25 pollution, I'm concerned about the constant

1 noise that will be coming from the 172
2 occupied apartments with their extensive pool
3 and rooftop bar. Already the K0 field is
4 home to overnight teenagers who drink, smoke,
5 and leave trash and vandalism on the back of
6 my garage. Now in addition to that noise we
7 may also be subjected to rooftop parties just
8 a couple hundred feet away for luxury renters
9 who will also probably want to use the K0
10 field for their own personal Central Park.

11 West Hartford and Connecticut
12 prides itself on being a family-friendly
13 destination. When my family moved from
14 Warrenton Avenue to Outlook Avenue in 2013,
15 we did so because we wanted to put down roots
16 in the lovely neighborhood, and specifically
17 historic Outlook Avenue where we have a
18 beautiful peaceful view of the sunset, skies
19 full of birds and nature as a respite to our
20 busy lives. Indeed, as a nurse practitioner
21 on the front lines of COVID-19 for the past
22 three years my home is my sanctuary.

23 The proposed behemoth of a
24 development proposed by Continental
25 Properties, while beautiful and reminiscent

1 of when I lived in New York City, will not
2 only block the neighborhood views of the
3 mountains and sky but will be a source of
4 constant significant noise and air
5 pollution -- not only during the length of
6 construction, but for the years to come with
7 the luxury rentals and condo owners or
8 renters that will simply come and go.

9 Should this project go forward
10 I respectfully request that the residential
11 neighborhood which will be abutted is as
12 minimally impacted as possible. I am asking
13 for a lower three-story property as close to
14 Trout Brook as possible, and an actual
15 100-foot green buffer zone adjacent and
16 behind the property and towards Outlook
17 Avenue to prevent material damage to the
18 homeowners who have already put down roots
19 and paid a significant amount of money.

20 Already dozens of local
21 children are upset that the museum and
22 preschool have been displaced for another
23 adult building, as my seven-year-old calls
24 it.

25 If West Hartford is so

1 family-friendly why are we displacing a
2 cultural family STEM center that has served
3 generations? And now we're putting in a
4 luxury apartment building when actually we
5 need affordable housing. Is that who we are
6 as a town?

7 Is that what we really want to
8 do? We value the tax revenue of a luxury
9 building more than the existing homeowners
10 who have been paying the tax coffers for
11 years?

12 I plead for the Town Council
13 to do the right thing, and to ensure that the
14 structure built does not negatively impact
15 the families and homeowners on Outlook
16 Avenue. We have put down roots here, and we
17 deserve to live without excessive noise
18 pollution, parties, honking, cars coming at
19 all hours, recycling trucks and more that
20 this oversized while beautiful property is
21 going to cause. Thank you.

22 PRESIDENT CANTOR: Thank you.
23 Thank you, Mrs. Creed.

24 Next is Megan Ouellette, and
25 then Mark Conrad and then Mark Shafer.

1 Again, state your name and
2 address for the record?

3 MEGAN OUELLETTE: Hello. My
4 name is Megan Ouellette. I live at 41
5 Arlington Road with my husband. In addition
6 to living at 41, we own a company in town
7 called Firefly Studios. It's located on
8 Farmington Ave, right in the Center of West
9 Hartford. And we're also the parents of two
10 grown girls, that one lives in town and one
11 lives in school.

12 My husband and I grew up in
13 Avon, Connecticut, but we are now very
14 grateful to be West Hartford residents. And
15 Firefly Studios, we started Firefly Studios
16 which is a computer games development company
17 in London in the 1990s. And when my girls
18 got to school age we wanted to move home. So
19 we moved back to the Avon area. That's where
20 my family was from, and we started an office
21 in Canton.

22 Now our company has never had
23 a problem hiring people or retaining people,
24 and when we moved to Avon and to our office
25 in Canton we found that we had no problem

1 hiring young people. That's our staff -- is
2 normally young people. They're the people
3 that program. They're the art designers.
4 They're the artists. They're the social
5 media marketing people, regular marketing
6 people, finance people and tech people. So
7 these are all the young professionals.

8 So we decided that we needed
9 to move our office out of Canton. The
10 people, the young people were not staying
11 because of housing problems. There was no
12 social environment. There was no
13 restaurants, that kind of thing. So we
14 decided we would move to West Hartford. West
15 Hartford Center was up-and-coming. It was
16 amazing and also with Blue Back it was very
17 walkable. We love that aspect. We love the
18 restaurants -- supported our employees. We
19 love the fact that there's food and grocery
20 stores, and everything else.

21 The only thing that's really
22 missing and the thing that we're having a
23 problem with is housing, and that's what
24 we're having -- we're having a problem
25 keeping our young people here in this area,

1 because they want that kind of housing in the
2 area.

3 So I talked to my daughter who
4 is 22 and she wanted me to mention the fact
5 that we have a ton of colleges in this area.
6 And these college students, when they
7 graduate they're very professional. They're
8 very talented. They're very everything, and
9 they are moving out of this area because they
10 don't have the facilities that they're
11 looking for that are going to keep them here.
12 They want this kind of housing. We want our
13 young professionals to stay here, and this is
14 what they're looking for.

15 So I'm asking you guys to very
16 much consider and encourage the West Hartford
17 Town Council to approve this application,
18 because it will help businesses like mine and
19 it will hopefully help bring our young people
20 back to this area and not send them off to
21 large cities. Thank you.

22 PRESIDENT CANTOR: Thank you,
23 Ms. Ouellette. Next, Mark Conrad and after
24 that Mark Shafer, and then Dan Corjulo.

25 MARK CONRAD: Good evening.

1 Mark Conrad. I live on 34 Mohawk Drive. I'm
2 here as a lifelong resident of West Hartford,
3 and KO alum, and current head of the Finance
4 Committee and the Board of Trustees at KO.

5 So I wanted to provide some
6 context around this transaction and why we
7 think this is such a win-win for both our
8 school and the broader West Hartford
9 community. For KO I think it's important to
10 remember that we are nonprofit institution.
11 We work hard each year just to try to break
12 even on our operating budget, and our tuition
13 revenue does not meet the -- it does not
14 cover the costs of our -- it does not cover
15 expenses.

16 That means we rely on two
17 other sources of revenue, annual fund
18 donations and earnings off our endowment.
19 We're fortunate to have this endowment and it
20 helps us in particular to provide financial
21 aid to families that otherwise would not be
22 able to attend our school.

23 But the fact of the matter is
24 we are in an extremely competitive
25 environment, an extremely competitive market

1 that's not been growing for years and is
2 dominated by nationally known boarding
3 schools, Loomis, Choate, Westie, Avon Old
4 Farms, Ms. Porter's, among others.

5 Our endowment is a small
6 fraction of our competitors, and it's been
7 stagnant over the recent years, as well as
8 the market take its toll -- and as we rely on
9 it for covering our budget, as I mentioned.

10 But KO wants to continue to
11 compete and thrive in the West Hartford
12 community for the next 10, 20, 30 years, as
13 we have for the past 100. We need to be
14 proactive. We need to reinvest in our most
15 important assets which are our students and
16 our teachers. The only way we can do that is
17 by growing our endowment, and that's why this
18 transaction is hugely important for the
19 school.

20 A stronger endowment will go a
21 very long way to help us attract and retain
22 the best teachers and the best students, and
23 most importantly it will help solidify our
24 future -- which is exactly my job and our job
25 on the Board of Trustees and as fiduciaries

1 of the school.

2 And we think we have found the
3 right buyers in Continental as well. We
4 expect them to be great neighbors to us and
5 to everyone in the West Hartford community in
6 the decades to come.

7 Our committee -- and this is
8 important. Our committee has spent a lot of
9 time working through a very long list of
10 potential candidates from all over the
11 country who wanted to buy this property.
12 Many were multifamily developers such as
13 Continental, but there were many others that
14 wanted to put in various other types, medical
15 use, retail property, other types of
16 properties as well.

17 A lot of these options would
18 have been very tough to swallow for the
19 surrounding neighbors, and this was a
20 situation we very much wanted to avoid. In
21 our view, Continental had far and away the
22 best vision which matches what we feel is the
23 ideal fit for that, for that space and the
24 Town.

25 We understand change is not

1 for everyone, but we do think there are a lot
2 of positives that will come out of this
3 change. We'll have a larger tax base for the
4 Town. There will be an influx of walking
5 distance customers to stores and restaurants
6 at the Center, and an old decaying building
7 will be replaced by one that will be state of
8 the art.

9 We truly believe this deal
10 will be one that makes KO stronger and one
11 that makes West Hartford stronger, and thank
12 you for your time.

13 PRESIDENT CANTOR: Thank you,
14 Mr. Conrad.

15 Next, Mark Shafer. After that
16 Dan Corjulo, and then Kate Kobb from the West
17 Hartford Chamber.

18 MARK SHAFER: Thank you very
19 much. My name is Mark Shafer. I've lived at
20 62 Wyndwood Road for about 30 years. I'm
21 here for a hundred percent -- I'm for this,
22 by the way -- but I'm here for a
23 hundred percent selfish reasons. I want my
24 kids to come back home. That's what it comes
25 down to for me.

1 I'm kind of fluent in this
2 situation, because maybe 12 or 15 years ago I
3 was appointed the Head of the Connecticut
4 Competitive Council, and one of the things
5 that we were trying to do is figure out how
6 to get -- particularly engineers, but
7 technical people to move to greater Hartford.
8 And the solution we came up with was we got
9 apartments built in Hartford designated to
10 put more people in, but we couldn't get that
11 to work because the people who wanted to move
12 in go, there's no one downtown here.

13 So it's not like being in a
14 big city. We couldn't make it a big city
15 fast enough to satisfy the demand that we
16 had.

17 In this case why I'm saying
18 I'm being selfish is that none of my kids
19 live here now, and whenever they come home
20 it's the same discussion.

21 You kids should move back.
22 Dad, there's nowhere to live.
23 And I go, there's tons of
24 places to live. I drive them all over. My
25 kids in their age they're not buying yet. So

1 they have no desire to own, but what they're
2 looking for -- when I took a step back and
3 said where do they live and what do they do?
4 This is the kind of places that they live
5 now.

6 You know, at 27, 28, 30 years
7 old they want to have a rooftop lounge. They
8 want to have a gym. They want to have a
9 pool. They want bike storage. They don't
10 want to have to drive to a reservoir. They
11 want to ride their bikes to a reservoir. You
12 know, they want a West Hartford Center that
13 they could just walk to.

14 They don't want to have to
15 Uber downtown and then Uber back. You know,
16 so they want to fire pits. They want
17 barbecue. This is where their world comes
18 together for them. This is where they meet
19 people of this generation.

20 So I'm a hundred percent for
21 this, if for no other reason that I'm really
22 hoping that they see the next time they're
23 home and think, this is exactly the kind of
24 place I want to live. Thank you very much.

25 PRESIDENT CANTOR: Thank you,

1 Mr. Shafer. Now we have Dan Corjulo and then
2 after that Kate Kobb, West Hartford Chamber.
3 I forgot to say that we do allow a little
4 more flexibility five minutes if you're
5 representing a group.

6 Katie Clarinet is after that.

7 DAN CORJULO: Hello. 18 Robin
8 Road, which is right around the corner from
9 this project. For those who don't know, 18
10 Robin Road -- or Robin Road in general is the
11 free parking lot for West Hartford.

12 PRESIDENT CANTOR: Just state
13 your name again?

14 DAN CORJULO: Dan Corjulo, 18
15 Robin Road.

16 PRESIDENT CANTOR: Thank you.

17 DAN CORJULO: Robin Road has
18 become the free parking lot for West
19 Hartford. Overnight parking hasn't been
20 enforced in years. It's an utter nightmare.

21 I question this traffic
22 engineer's analysis. How could you do an
23 analysis like this and not take into account
24 COVID? How could you not take into account
25 that every day Kingswood Oxford turns the

1 northbound lane into a parking lot of Trout
2 Brook, a dangerous situation that the school
3 that cares so much for the town has done
4 nothing to resolve?

5 And I'm sorry if your
6 endowment is not large enough, but I don't
7 really don't want it made bigger on my bit.
8 We don't know what you paid for this
9 property, which determines how big it has to
10 be, and more importantly how expensive those
11 rentals have to be.

12 You're not going to get
13 out-of-school programmers who can afford a 5
14 or 6 thousand-dollar rental unless they cram
15 four or five other people in there like they
16 already do on Robin Road.

17 The other thing that no one is
18 talking about is this is not a one-shot deal.
19 There are three projects under development
20 going on here. They need to be looked at the
21 same -- at the same, you know, with the same
22 decision-making process. We're talking about
23 three major developments.

24 Crossing Kingswood Oxford
25 especially at night is taking your life into

1 your hands. Trout Brook is a ridiculous road
2 and it has become more ridiculous with the
3 changes that remain on Main Street.

4 So I'm all for economic
5 development. This is economic exploitation.
6 Try doing this west of Mountain Road and see
7 how far you get. This is taking advantage of
8 lower-cost houses in a more tightly
9 compressed community -- but it's gotten to be
10 too much, and this is not in the community's
11 best interests. It's just cramming too many
12 people into too small of a place. Thank you.

13 PRESIDENT CANTOR: Thank you.

14 Thank you, Mr. Corjulo. Kate
15 Kobs, the West Hartford Chamber. I think
16 she's here -- yeah. And after that, Katie
17 Clarinet, Mary Jo Andrews.

18 KATE KOBBS: Good evening.
19 Kate Kobs. I live at 20 Hilldale, but I am
20 here on behalf of the West Hartford Chamber
21 of Commerce today. Their offices are located
22 at 948 Farmington Avenue, right around the
23 corner from this proposed development.

24 I'm reading a prepared
25 statement from our CEO and President Chris

1 Conway who did submit this earlier to the
2 Council. I'm just going to read the
3 statement that he prepared for you.

4 Dear Mayor Cantor and members
5 of the Town council, on October 6th Howard
6 Rappaport from Continental Properties met
7 with the Chamber's economic development
8 committee, provided a detailed overview of
9 the proposal for 950 Trout Brook and answered
10 questions.

11 The economic development
12 committee voted to recommend the Chamber's
13 executive committees fully endorse the
14 proposal, which they did at their meeting on
15 October 11th. The Chamber believes that
16 Continental's proposal will specifically
17 enhance West Hartford's business climate and
18 generally add to the town's overall
19 well-being.

20 While we have recently seen
21 new multifamily activity in town, demand
22 still lags behind supply. 950 Trout Brook
23 will provide a very desirable option for
24 young professionals and empty-nesters looking
25 to live and stay in town. 950 Trout Brook

1 will also provide needed new customers for
2 businesses in Blue Back Square and the Town
3 Center from new residents just a short walk
4 away.

5 950 Trout Brook will also pay
6 over \$800,000 in new annual property taxes as
7 the property has been tax-exempt for decades,
8 with minimal impact on town services. 950
9 Trout Brook also helps meet the goals
10 outlined in the Town's plan of conservation
11 and development by providing multifamily
12 within a transitional zone between commercial
13 districts and residential neighborhoods.

14 For these reasons the West
15 Hartford Chamber urges the Town Council to
16 approve 950 Trout Brook. Thank you.

17 PRESIDENT CANTOR: Thank you,
18 Ms. Kobs.

19 Katie Clarinet is the next
20 person that signed up. Mary Jo Andrews after
21 that, and then Nikita Suponya.

22 KATIE CLARINET: Good evening.
23 Thank you. My name is Katie Clarinet. I own
24 an apartment at Hampshire House that I
25 alternately live in and rent out, depending

1 on whether I can find a renter and whether I
2 need to use the apartment myself.

3 I want to say just in response
4 to a couple of the things that have been said
5 today, and I would reinforce what you've
6 heard from a number of people, particularly
7 those of us who live in the neighborhood,
8 that much of the support that you've heard
9 for the proposal, and that I think some of
10 you have expressed, is a larger form of
11 support from people who don't actually have
12 to live in any kind of close proximity to the
13 neighborhood.

14 So those of us who live in the
15 neighborhood are the ones with the most, who
16 have the greatest concerns. And we're
17 probably the ones who want to ask a
18 question -- that I would have, which is I'm
19 not really sure I understand the purpose of
20 zoning if when you have a zone and you've
21 made a decision to live in a particular
22 neighborhood because of that zoning, it turns
23 out that on the basis of other factors it can
24 just be changed?

25 So I understand that the point

1 here is to first change the zoning in the
2 neighborhood that we all live in into a
3 special development zone, but again I guess
4 I'm just repeating myself by saying, how does
5 it happen?

6 And it's not a question I
7 expect answered right now, but how does it
8 happen that we can just decide to change,
9 change the zone for reasons that do not
10 have -- hold any particular appeal to the
11 people who live in the neighborhood?

12 Zoning standards do require
13 that for a plan to receive the designation of
14 a special development district the total
15 density of development in terms of floor
16 space, dwelling units, and land coverage
17 shall not be greater than that permitted in
18 the district in which the property is
19 located.

20 And another key guideline for
21 developments of any kind in town, as I
22 understand it, is to guide the growth and
23 development of the town of West Hartford so
24 as to promote beneficial and convenient
25 relationships among residential, commercial,

1 industrial and public areas within the town,
2 considering the suitability of each area for
3 such uses as indicated by existing
4 conditions. So the development is required
5 to protect and conserve the existing or
6 planned character of all parts of town.

7 What you're hearing from us
8 tonight is that we very, very much value and
9 appreciate the character of our part of town,
10 and in fact, the character of the town of
11 West Hartford. And we like to refer to it as
12 a town.

13 We don't like to refer to it
14 as a big city, and many of the things that
15 this development represents and many of the
16 things that seem to be appealing about it to
17 some people is that it will move West
18 Hartford more into on par with a big city,
19 which is not why most of us chose to live
20 here.

21 I also -- I don't know much
22 about the process that was involved in the
23 decision that the Town made not to approve
24 development recently, the one that was on
25 Arapahoe and LaSalle Roads. My understanding

1 is that it was approximately the same size,
2 but it was for an 85-unit development.

3 I understand it was a very
4 different kind of development, but it's
5 something that gives some of us pause when we
6 consider the fact that this development is
7 117 rental units on a lot that is
8 approximately the same size.

9 The problem overall that I
10 would just summarize, I guess, is that for
11 all of the wonderful amenities that this
12 development represents, the game rooms and
13 the social spaces, and the wood accents and
14 the Evergreen and the bayberry, and the
15 arborvitae, and the passive entertainment,
16 and the barbecue grills and the fire pits,
17 and the ping-pong -- that's really not the
18 point. That's not the problem.

19 Continental Properties may be
20 a company that would do a beautiful job, but
21 they have arrived in West Hartford with too
22 much, too late -- because we're not just
23 talking about one development.

24 The traffic study reflects
25 traffic as it has been, and much of the

1 rationale for this development reflects this,
2 the town as it has been, but not as it is
3 becoming. The traffic study referred to
4 normal growth and we're not experiencing
5 normal growth in this town anymore.

6 So the problem that you have
7 with this particular proposal is it is the
8 last in a series, and the others are already
9 underway. Enough is enough.

10 Thank you for your time.

11 PRESIDENT CANTOR: Thank you.
12 Thank you, Ms. Clarinet.

13 Next is Mary Jo Andrews, and
14 then Nikita Suponya. And then -- I'm not
15 sure. Ms. Connelly, I think is was.

16 MARY JO ANDREWS: Madam Mayor,
17 members of the Council, my name is Mary Jo
18 Andrews. I live at the Hampshire House, 893
19 Farmington Avenue in Unit 6H, but I've lived
20 in West Hartford for more than 30 years.

21 I live on the south side of
22 Hampshire House, which is the side that's
23 most impacted by this development. And in
24 fact, my unit will be completely obstructed
25 by this development.

1 Among other things, the Town
2 Council must make a finding tonight according
3 to the zoning regs Section 177.44B2C that the
4 proposal will be in harmony with the actual
5 or permitted development of adjacent
6 properties.

7 I have many concerns, but I
8 will only talk about three; the size of the
9 building, traffic, and parking.

10 The size of the building, it
11 is going to be huge compared to the rest of
12 the neighborhood. The site is surrounded by
13 single and two-family homes, lowrise school
14 buildings and athletic fields. And Hampshire
15 House, which although it has 132 units total,
16 is divided into two much smaller buildings of
17 60 units apiece.

18 893, which is where I live,
19 it's the eastern -- excuse me, the
20 westernmost building -- will be completely
21 obstructed by 950 Trout Brook. And the large
22 mass of a 172-unit apartment building is
23 going to dwarf the adjacent properties, pure
24 and simple. Size is completely -- the size
25 is completely disproportionate to the

1 neighborhood.

2 Traffic -- one of the primary
3 purposes of zoning as stated in Section
4 177.1C of the Town's zoning regulations is,
5 and I quote, to provide for the beneficial
6 circulation of traffic throughout the town
7 having particular regard to the avoidance or
8 lessening of congestion in the street. I
9 don't see that happening in here.

10 Traffic is horrible in this
11 area. I've lived there ten years. I no
12 longer, and for a long time have not pulled
13 out onto Trout Brook and made a left-hand
14 turn. And I don't believe cutting the street
15 down by one lane is going to make a
16 significant difference.

17 In fact, in order to make a
18 right-hand turn from the Hampshire House
19 parking lot onto Trout Brook you usually have
20 to wait for a person who is stopped in the
21 queue to let you in.

22 Frankly, I can't believe the
23 traffic study concluded that there would be
24 no adverse impact from 172 new units at this
25 building, 48 new units near the northwest

1 corner of the intersection, and 44 new units
2 at the northeast corner. That's 264 new
3 apartments and possibly nearly double the
4 number of cars, because many if not most of
5 the new apartments will have more than one
6 automobile as well as many visitors. I am
7 very worried about this huge increase in
8 traffic.

9 Parking -- at the recent Town
10 Plan and Zoning Commission meeting that
11 considered this application several
12 commission numbers expressed concern that
13 there was not sufficient parking planned. I
14 agree with them. 1.8 parking spaces per unit
15 is not enough for a 172-unit building where
16 many units will have more than one car. And
17 presumably there will be many visitors,
18 especially on weekends.

19 There is no room for error
20 here. There's no parking on Trout Brook.
21 Where will those overflow cars go? I worry
22 that they'll go into the Hampshire House
23 parking lot.

24 PRESIDENT CANTOR:

25 Ms. Andrews, three minutes.

1 Just so -- wind up. Thank you.

2 MARY JO ANDREWS: I'm finished
3 in one second. I want to offer a solution to
4 these problems and that is to marginally
5 reduce the size of the building. It would
6 then be less direct obstruction of Hampshire
7 House and the building would have less impact
8 on the homes on Outlook, a benefit to the
9 entire neighborhood. There would then be
10 room for more parking spaces, lessening or
11 eliminating the parking problem and the new
12 burden on the already impossible traffic
13 would be reduced.

14 And just one final thing to
15 say. I have young adult children, and in no
16 way can they afford the 2500 to 3,000-dollar
17 rents that these apartments are going to be.

18 PRESIDENT CANTOR: Thank you,
19 Ms. Andrews.

20 And Nikita Suponya. And then
21 again, I'm not sure, but it looks like the
22 last name is Connelly.

23 NIKITA SUPONYA: Hello. I'm
24 Nikita Suponya and I live in 893 Farmington
25 Avenue. It's across the -- it's the white

1 building across the street from the complex
2 that's proposed to be built.

3 I'm also a professional
4 engineer, and I moved here from Charlotte,
5 North Carolina about four years ago. And so
6 I just, you know, was offering just my
7 opinion and would ask you to hold all the --
8 everyone's concerns with, you know, equal
9 weight.

10 But personally I mean, I
11 always wondered that it wasn't an efficient
12 use of space for the museum, and the big
13 field in front of Oxford. And you know, I
14 was wondering when they were going to convert
15 it to, like, housing.

16 And I think West Hartford is,
17 you know, is a big city. It's a great city.
18 I love West Hartford. And yeah, I would like
19 to see it more -- I think the difference is
20 it's a city. It's not a suburb. It's not a
21 rural area. And so we do want to encourage
22 more residents to live there.

23 And when there's more, more
24 people living there that will be better,
25 like, better commerce -- right? For the

1 businesses, and also just that the more
2 people there are, the more opinions there are
3 to improve the quality of lifestyle for
4 everybody around.

5 But yeah -- but in particular
6 I think that when once you weigh everybody's
7 opinions, you know you need to be able to
8 make out the wise opinion between all the
9 things. And I think that the noise that the
10 people were mentioning is a big one for me
11 also now that -- especially after the
12 pandemic a lot of people, me included, are
13 taking more time to work from home. And so
14 when you're working from home all the
15 noise -- I know just on that Main Street the
16 sirens and everything interfere with it as it
17 is.

18 So we do want to make sure we
19 mitigate that as much as possible maybe and
20 invest in better fencing with some acoustic
21 reduction properties.

22 And then also the parks;
23 really glad what the City of Hartford did
24 with increasing/expanding that little trail
25 behind Farmington Avenue. So I'm really, you

1 know, real grateful for that.

2 And I like the park past Whole
3 Foods in the other direction, and I would
4 like to see it also to expand a little bit
5 more. Right now there's a narrow pathway
6 that's very close to me. It feels like a
7 little bit unsafe. So if we can expand the
8 sidewalks both on the proposed complex and
9 the route to the new park, I think that would
10 be a great addition also to the town.

11 Thank you.

12 PRESIDENT CANTOR: Thank you,
13 Mr. Suponya. Then the last person that is
14 signed up on the sheet is again -- I think
15 Lauren -- I'm not sure. Connelly?

16 State your name and address.

17 SHANA RACKMILL: Hi. Yes, I'm
18 taking Lorraine's spot. I thought I had
19 signed up. My name is Shana Rackmill and I
20 live at 893 Farmington Avenue.

21 West Hartford is a suburb, not
22 a city. My family has been in West Hartford
23 since the 1950s when my grandparents bought a
24 nice home that the family owned until about
25 ten years ago. And now I also own in West

1 **Hartford.**

2 **Along with working in West**
3 **Hartford as a school social worker and**
4 **helping with the various children in the**
5 **community, I need my home to remain a**
6 **sanctuary so that I can properly do the work.**

7 **Additionally, affordable**
8 **housing is definitely an issue in West**
9 **Hartford. We currently have families living**
10 **in their car, and West Hartford Social**
11 **Services tells me we do not have housing for**
12 **them. So I think if we're going to make**
13 **housing we need to have much more affordable**
14 **housing.**

15 **The presenters attempted to**
16 **address issues, but that they did not address**
17 **any of the impact of the landowners, the**
18 **current taxpayers or our communities and**
19 **families. As stated earlier, this complex**
20 **will attract kids that just graduated from**
21 **college who are louder, less respectful, and**
22 **it doesn't allow for families that we need**
23 **housing for.**

24 **DRAC required multiple**
25 **meetings because there was a great deal of**

1 problems. If -- I propose if this property
2 is going to be approved we make some
3 adjustments.

4 Taking off the back east wing
5 of the building and making a larger green
6 barrier will allow for both additional
7 parking and also will not interfere with the
8 neighbors as much. The current vision does
9 not reflect the West Hartford values or the
10 desires of the current residents in that
11 neighborhood. The people that like the
12 property can have a similar structure built
13 right next to them. Additionally, there are
14 a number of new luxury complexes already
15 being built in West Hartford.

16 Again, the first square of the
17 original proposed property does not block the
18 direct sun, air, or views of Hampshire House
19 and is not as close to the additional
20 neighbors. They can still create a nice
21 complex just bordering Trout Brook without
22 impacting the homes behind the fields or
23 impacting Hampshire House. This is the
24 largest of their properties and they need to
25 make it smaller before it's approved.

1 The large property is going to
2 create so much traffic that it will be
3 impossible. Now they're adding over 70
4 additional cars just at peak hours, and that
5 number is adjusted for the inaccuracy of the
6 traffic report that said, I think, 67 cars --
7 and we know that will be higher.

8 This, this - so that we can
9 ensure safe egress from the site, this will
10 also not allow for bikers to safely use Trout
11 Brook. The traffic report is not a true
12 reflection of the traffic problems, since the
13 traffic study was done without school in
14 session, many people working from home during
15 the pandemic and two years ago prior to our
16 current traffic patterns.

17 Furthermore, the current large
18 layout does not allow for parking of that
19 many residents or their visitors. There's no
20 parking on Trout Brook, so they will have
21 nowhere to park for their visitors.

22 Their current plan only allows
23 for 1.8 parking spaces per unit. The problem
24 is that many units will have two cars, such
25 as couples, and then they will also have

1 visitors since they are young adults. This
2 is not efficient.

3 Some of them will also not be
4 able to afford the rental properties, and
5 will end up having roommates creating
6 additionally more cars. So we can assume
7 each unit is going to approximately have at
8 least two cars before we count on visitors.

9 The current zoning regulations
10 are based on there being front street and/or
11 sidestreet parking in most communities. So
12 again, it would require additional spots for
13 parking. A smaller property would solve a
14 lot of these problems.

15 Additionally, zoning changes
16 should be voted on by the homeowners that
17 live in that zone. I bought my Hampshire
18 House condo due to the sunlight, airflow and
19 visibility. The current layout is going to
20 completely block all of that for me. Again,
21 if they make it smaller that wouldn't happen.

22 They're deliberately placing a
23 structure to block our home. This type of
24 blockage has no benefit to the current
25 landowners, and will create considerable harm

1 to both the Hampshire House community and the
2 neighboring residents. This will
3 deliberately block twelve separate residences
4 in Hampshire House alone from sun, any
5 airflow at all, any sunlight, and
6 additionally our views.

7 Under Connecticut law this
8 type of new property can be known as a spite
9 fence or a malicious erection of a structure
10 or a barrier that affects neighbor's property
11 value or quality value of life.

12 And I will wrap up from
13 there -- but the Connecticut courts have
14 ruled that the actual intention does not
15 determine whether the actions are malicious.
16 Rather, the court measures malice by
17 considering the structure's relative negative
18 effects on the neighbors versus the benefit
19 of the owner of the new erection.

20 Many of these issues can be
21 dealt with by a smaller building further away
22 from the current properties with less
23 residents. Thank you.

24 PRESIDENT CANTOR: Thank you,
25 Ms. Rackmill. So that's the people that have

1 signed up. And if you have not signed up and
2 you would like to speak, please come up and
3 state your name and address for the record.
4 Three minutes to speak. Thank you.

5 MARY JEAN SCHIERBERL: Good
6 evening. My name is Mary Jean Schierberl. I
7 reside at 56 Outlook Avenue.

8 I wholeheartedly endorse and
9 agree with the comments in opposition to your
10 approving this application. So I'm not going
11 to repeat that.

12 I'd like to offer a couple of
13 points in response to the developer's
14 presentation and just remind you; the
15 neighbors, we don't have -- we didn't hire
16 engineers. We don't have a lawyer to
17 represent our interests.

18 You heard a very comprehensive
19 professional presentation by people hired by
20 the developers. So I just want to kind of go
21 over a couple of points.

22 Mr. Hollister mentioned the
23 Planning and Zoning Meeting. I went to that
24 meeting. It was a very -- very little
25 questioning went on, very little inquiry into

1 this development. One of the commissioners
2 actually asked the Town Planner what was the
3 referral? Why were you referring the matter
4 to them? And she didn't know really what her
5 charge was.

6 One of the zoning
7 commissioners described the building as a big
8 honking building. So while Mr. Hollister
9 highlighted the positive comments, I just
10 want you to know that there were negative
11 comments as well.

12 The developer says this is a
13 long-term generational owner. Well, no
14 guarantee of that.

15 KO needs this approval to make
16 this purchase. So I would just say, be
17 skeptical of the comments you're hearing from
18 KO and the developer. They need one another
19 in this enterprise.

20 Mr. Lessard in his comments
21 mentioned Delamar and Hampshire House, two
22 tall buildings. Well, he didn't mention the
23 predominant buildings on Farmington Avenue.
24 They're mainly three-story apartment
25 buildings, and are single-family homes in the

1 neighborhood. That's the scale. That's what
2 the neighborhood is on Farmington Avenue.
3 It's not Delamar. It is Hampshire House,
4 yes, but it's also the three-story small
5 apartment buildings.

6 The rents, people have talked
7 about the rents, a lot of discussion about
8 the traffic. I won't repeat. I would only
9 say that the discussion has been about the
10 volume of cars. I would say, be concerned
11 about the activity of the cars. People
12 turning, people trying to enter Trout Brook.
13 It's not about how many cars are driving.

14 It's not just about how many
15 cars are driving from Park Street to Fern
16 Street. It's people pulling out of the gas
17 station, pulling out of the apartment
18 building that I think is dangerous. It seems
19 presumptuous that the developers expect Trout
20 Brook to be relined and reworked.

21 At the Planning and Zoning
22 meeting there the developers kept comparing
23 this to the Steele Road development. I don't
24 really know. I mean, I know where Steele
25 Road is. It's the nursing home. It's

1 McAuley. It's the University. It's the
2 little Steele Road that has traffic coming
3 in. It's not at all a comparable site to be
4 comparing as justification for this
5 development.

6 So those are the points I did
7 want to mention. I would only in closing
8 want to say the developers are, you know,
9 they're here to make money -- and that's
10 fine. That's what they're doing -- but what
11 are you here for?

12 You're here for the Town's
13 interests, for our interests. I would just
14 hope that you would be skeptical of this
15 proposal. You've heard from the neighbors.
16 It's too big for the area. It just is.

17 Be our -- protect our
18 interests. They don't have an entitlement to
19 the zoning change. They're not entitled to
20 it. You don't owe them approval. You owe
21 us. You owe the people who live here
22 consideration.

23 I urge you to think it over
24 carefully with a skeptical eye. Walk around
25 the neighborhood. Walk down the little

1 sidewalk on Trout Brook. Drive your car.
2 Don't approve this application, please.

3 Thank you.

4 PRESIDENT CANTOR: Thank you.
5 Ms. Schierberl.

6 Next person, name and address
7 for the record? Three minutes, please.

8 Thank you.

9 CONNOR MARSHALL: Hello. I'm
10 Connor Marshall. I live at 68 Outlook
11 Avenue, so right across the street. And I
12 just want to make a quick point that I think
13 I fit into that young professional crowd. I
14 just graduated from college, and I'm a civil
15 engineer -- as a lot of people are in this
16 room.

17 And if we're talking \$3,000 a
18 month. That's well over my, like, half my
19 monthly income. So I don't know what young
20 professionals -- I understand you have some
21 people that have, you know, they're growing a
22 small business and all their technology and
23 whatnot -- but technology makes a lot of
24 money, but you know, I'd like to think that I
25 fit into the young professional crowd. But

1 that number, the math doesn't add up. And a
2 lot of this is about math.

3 So I just wanted to throw that
4 out there, and it doesn't seem to make sense
5 to me -- but, hey. I want to live in West
6 Hartford. I'm here living with my parents.
7 I can't afford to live anywhere else in West
8 Hartford. I want to, you know, but
9 so it's -- the math doesn't add up. That's
10 what I have to say. Thank you very much.

11 SAMANTHA MARSHALL: Samantha
12 Marshall, 68 Outlook Avenue. I'm Connor's
13 Mom. And like he said -- I have to add to
14 that. Like, he just graduated and there's no
15 way that he can spend, like, \$3,000 a month
16 on an apartment.

17 I did not plan on getting up
18 here and talking. I am not a public speaker.
19 I had my ten-year-old daughter here from 6:30
20 until -- I just left and took her home to our
21 house on Outlook. She was literally crying
22 in the car saying, why are they putting a
23 hotel in our neighborhood.

24 And I planned on staying home
25 and eating dinner. I had to come back. I

1 had to come back. This is an absolute --
2 insane, I mean, it's just insane what is
3 going on here.

4 Like, it is a hotel that's
5 going into our neighborhood. And of course,
6 we're upset, and my neighbor Marina, Mike,
7 Jean -- guys, I'm talking here for you,
8 because you know I wouldn't be standing up
9 here.

10 This is -- you guys have to
11 consider this. Young people cannot afford
12 whatever it was -- I missed that whole part,
13 \$3,000 a month. We don't want this in our
14 neighborhood.

15 I get that we need housing for
16 young people. Mine is one of them, but we do
17 not need a 175-unit, like, hotel in our
18 neighborhood. Can we scale it down just a
19 little bit? I am not opposed to building
20 something on the children's museum property.
21 I'm not opposed to it, but does it have to be
22 the grandiose of grandiose -- is my question?

23 Thank you for listening, and
24 thank you. Good night.

25 PRESIDENT CANTOR: Thank you,

1 Ms. Marshall. Is there anybody else?

2 JONATHAN RHEAUME: Hello. My
3 name is Jonathan Rheaume. I'm a resident of
4 43 Kingswood Road, which is about six or
5 seven houses away from K0, but on the other
6 side.

7 We've heard this evening about
8 traffic. We've heard this evening about
9 scale. I'd like to point out something that
10 I believe we haven't heard too much about,
11 which is the green space aspect.

12 The green space was touted
13 as the -- in order to -- well, in this
14 description of the development, however,
15 somebody also rightly pointed out that
16 there's going to be a fence around the major
17 amenity of green space which is the soccer
18 fields of K0.

19 And so if we are a town of
20 families, where are the kids who are going to
21 be living in this complex going to play? Are
22 they going to hop the fence? Will they be
23 welcome there?

24 And the reason I ask that is
25 because I'm living in -- I'm living on

1 Kingswood for about ten years now, and during
2 COVID sometime the padlocks went up on the
3 gates and the fences -- and I'm not sure if
4 that was for COVID, but the message was clear
5 that the neighborhood children were not to
6 play -- their kids there anymore.

7 And so here we're going to add
8 170 units, and I'm wondering, where are those
9 kids going to play? And when I look at this
10 plan I see that the nearest green space is
11 across Trout Brook. So are we going to have
12 kids jaywalking across Trout Brook to play
13 soccer and to throw a ball?

14 I would much rather see some
15 more green space on the actual site location
16 itself. Somebody mentioned the playground.
17 I would be in favor of that. I'd like to see
18 a development that is somewhat more friendly
19 to families, because after all that's what
20 West Hartford is all about. It's a great
21 place for families. Thank you.

22 PRESIDENT CANTOR: Thank you,
23 Mr. Rheume. Is there anybody else in the
24 audience that would like to speak to this
25 public hearing?

1 (No response.)

2
3 **PRESIDENT CANTOR:** Okay.

4 Now -- all right. So as to those written-in
5 comments?

6 **THE CLERK:** We had a few
7 last-minute residents write in, Jennifer Van
8 Sickles and Andrew Angle, 1410 Boulevard in
9 favor of the application.

10 And let's see. Marina Creed
11 already spoke.

12 Christina Buccheri, not in
13 favor of the development.

14 And TJ Llama, 51 Outlook
15 Avenue; would like the development to
16 consider 51 Outlook Avenue, and he would like
17 the development to maintain access to Trout
18 Brook and Blue Back Square from his street.

19 And those are the only
20 additional comments.

21 **PRESIDENT CANTOR:** Just so for
22 the record, we all have received
23 numerous comments. I'm not sure of the
24 total, but it's 20, 30 comments.

25 **THE CLERK:** They're all in the

1 records.

2 PRESIDENT CANTOR: They're all
3 part of the records, and we have read them
4 all. So thank you all for your input,
5 written and spoken. And we will go back to a
6 couple more questions.

7 But I do want to give the
8 Applicant -- oh, there's somebody. Come on
9 up. Okay.

10 ADRIENNE ROCHE: My apologies.

11 PRESIDENT CANTOR: Please
12 state your name and address for the record?
13 And you have three minutes. Thank you.

14 ADRIENNE ROCHE: Adrienne
15 Roche, 887 Farmington. It was my
16 understanding that someone else was going to
17 share this. We did create a petition online
18 in the neighborhood to oppose this
19 development as it's currently proposed.

20 I tried to print the
21 signatories and it's just a spreadsheet, but
22 it is available online. So I can provide the
23 URL if the Council is interested. We have 70
24 so far.

25 So I just want you to know

1 that just the people here tonight, there are
2 more people interested in opposition.

3 PRESIDENT CANTOR: Thank you.
4 You just hand it to our Corporation Counsel.
5 Okay.

6 Now to the Applicant. Why
7 don't you come up? And we can maybe finish
8 with some of our questions and then you can
9 address the public comments that you have
10 heard. So Leon, would you like to do --

11 COUNCILOR DAVIDOFF: Thank
12 you, Madam Mayor. I want to get into some of
13 the more technical aspects of the
14 presentation so that I can make certain that
15 the record is pretty clear.

16 In your application you stated
17 that the rents that would be charged was 2350
18 for one-bedroom, 2850 for a two-bedroom, 3100
19 for a three-bedroom. Is that correct?

20 MR. HOLLISTER: That's the
21 expected range, yes.

22 COUNCILOR DAVIDOFF: How does
23 that compare to market rates with other
24 properties located in the town of West
25 Hartford?

1 MR. HOLLISTER: I'm not sure.
2 I'm not sure -- I'm not qualified to answer
3 that. I'll let Mr. Rappaport try that.

4 HOWARD RAPPAPORT: I just want
5 to make sure I heard your question correctly.
6 I think your question is, how do what we
7 project the rental rates for this proposed
8 development compare to other similar projects
9 in town. Is that correct?

10 COUNCILOR DAVIDOFF: That's
11 correct, sir.

12 HOWARD RAPPAPORT: Yeah, in
13 connection with that projection we looked at
14 the rental rates at Steele Road and
15 principally at Bishops Corner, and they are
16 in line with those projections.

17 I'd also point out that the
18 number of \$3,000 has been espoused here, but
19 you know, there are one-bedrooms here that
20 would be in the 2,300-dollar range as well.

21 Thank you.

22 COUNCILOR DAVIDOFF: Yeah. So
23 there was also a discussion about lighting
24 and the effects of lighting that would be in
25 the parking lot or adjacent to the building.

1 We recently had a zoning hearing at our last
2 meeting where lighting was a major concern of
3 the neighbors.

4 Can you explain more in depth
5 as to what steps and measures you've taken to
6 down shield the lighting and to make certain
7 that it doesn't provide negative consequences
8 to the abutters?

9 JAMES CASSIDY: Again, so
10 yeah -- number one, the fixtures we're
11 proposing for the exterior lighting is full
12 shield fixtures. We put them around the
13 perimeter, so where you see the islands that
14 project in the parking lot, they're in those
15 islands rather than being closer to the edge
16 of pavement, up closer to the property line.
17 This gives you light distribution further
18 away.

19 But more importantly -- we
20 don't typically do it, but on all the
21 perimeter lighting there's actually a shield.
22 That's detailed in the plan set, but there's
23 a shield on the backside of it. This
24 prevents you from standing on an adjoining
25 property and being able to see the light, and

1 also have that spray of light that goes out
2 back.

3 I'll also note, you know
4 again, we're holding -- on the east side
5 we're holding all the existing vegetation to
6 offer additional shielding. I don't know if
7 the landscape architect had brought it up,
8 but there is an existing fence along that
9 property line. We'll be replacing that
10 entire fence, and also supplementing
11 additional landscaping in that area, too.

12 So we've done a lot to try and
13 pull the development back from, and improve
14 the buffers around the perimeter. And one of
15 the main reasons was to help shield lighting
16 in addition to the type of lighting we're
17 using.

18 COUNCILOR DAVIDOFF: Thank you
19 for that answer.

20 In your original narrative
21 that was submitted to the Council July the
22 14th, in tab eleven there was mention of a
23 variety of alternatives that were considered.
24 And Attorney Hollister, you mentioned them
25 briefly in your presentation that this, that

1 the proposal that we're seeing here this
2 evening is the best and most superior
3 alternative that the developer looked at.

4 Can you just elaborate as to
5 why this particular proposal is the best?
6 And I'd like to also know whether or not the
7 alternatives that were considered had the
8 same number of units, of parking, things like
9 those? Those are the things that we heard
10 this evening as to whether or not this
11 particular project could be scaled down at
12 all.

13 MR. HOLLISTER: Okay. Did you
14 hear the question?

15 CHRIS LESSARD: Yeah, I
16 believe I did.

17 Chris Lessard for the record.
18 As I said in the original presentation, the
19 massing of the buildings was fixed in terms
20 of how much square footage was in the
21 building.

22 Was there a detail related to
23 knowing exactly what the parking was in terms
24 of underground or surface? You know, in the
25 initial studies, we didn't get the exact

1 numbers because they were probably similar.

2 COUNCILOR DAVIDOFF: All
3 right. If you can go back to that slide you
4 just had that had "O," "L," "E" and "C."
5 Okay? And now we have "S." Okay. Can you
6 just zero in as to why this "S" is superior
7 to "O," "C," "L," and "E."

8 CHRIS LESSARD: Any of the
9 other examples? I'm not sure I understand
10 the O-C reference.

11 A VOICE: They look like
12 letters.

13 COUNCILOR DAVIDOFF: Well,
14 they all look like letters.

15 CHRIS LESSARD: Oh, thank you.
16 What we were trying to do was
17 look at the best solution and get furthest
18 away from the different buildings, and also
19 there was -- also things were happening on
20 the site, too. You know, like I said, the
21 Hampshire House parking area is creating a
22 retaining wall that's impacting this site
23 also.

24 We're effectively eight feet
25 lower than Hampshire House, and with a

1 similar zone. And so we're trying to make
2 sure we didn't impact Outlook. Also on the
3 basis for all the plans was to make sure we
4 maintain the same buffer that exists today.

5 However, by pushing here and
6 there it created larger parking fields which
7 we didn't like. It created maybe longer legs
8 that had bigger -- we thought a bigger impact
9 in terms of fenestration walls. So we looked
10 at each one -- and part of this was we worked
11 through DRAC which I thought it worked fairly
12 well in terms of they pushed us to look at
13 different things, and then they responded.

14 So we basically did the
15 drawings for them, and they gave us other
16 comments which we also did drawings and had
17 resolutions with them. So I thought the
18 process worked pretty well.

19 COUNCILOR DAVIDOFF: Thank
20 you. Don't take my questioning as whether or
21 not I'm in favor or against it.

22 CHRIS LESSARD: Oh, no. I
23 didn't. I didn't.

24 COUNCILOR DAVIDOFF: I'd like
25 to get a lot of things onto the record.

1 In tab two, Attorney
2 Hollister, you mention that the Applicant is
3 seeking waivers. There's I think four or
4 five waivers that were mentioned in tab two.
5 Can you just get those in the record and
6 explain why they're necessary?

7 MR. HOLLISTER: Okay. Well
8 obviously, the special development district
9 process is the way in West Hartford that one
10 is given permission to detour, if you will,
11 from the strict, strict compliance with the
12 regulations -- but I'll just give you the
13 main list.

14 Under the existing zoning
15 there is a front yard of 40 feet required,
16 and we are providing between 28 and 32 along
17 the frontage. The side yard is required to
18 be three quarters of the building height, and
19 we have reduced that to approximately
20 14 feet. And that's obviously on the K0
21 side, the south side of the building.

22 Maximum building horizontal is
23 250 feet because we have one building, albeit
24 in an S-shape, we have 395 feet as the
25 maximum length. And that's really the key to

1 what Mr. Lessard was just saying, is that we
2 have one dimension, and that has to be longer
3 in order to be able to concentrate the most
4 of the building in towards the front and the
5 south of the site.

6 Maximum units per structure
7 under the regulations is 40. Obviously, we
8 have one building, one structure with 172.

9 We have a variety of parking
10 space dimensions instead of the single set of
11 dimensions that's prescribed by the
12 regulations, and we have one loading space
13 which is another thing that a single
14 structure allows us to do in the southeast
15 corner of the building. So those are the
16 so-called waivers.

17 COUNCILOR DAVIDOFF: Thank
18 you. And then you mentioned during your
19 presentation that there was a signage waiver.

20 How many square feet of
21 signage are you over what is permitted?

22 MR. HOLLISTER: I don't know
23 if I have that number. There are four
24 building-mounted signs. We're allowed to
25 have building-mounted signs. I believe -- is

1 it three of the -- one of the four is?

2 CHRIS LESSARD: One of the
3 four conforms.

4 MR. HOLLISTER: One of the
5 four conforms, and the other three do not
6 conform because they are located at the front
7 of the building. My understanding is once
8 you go 30 feet from the street line you have
9 greater square footage allowed.

10 So the waiver is because --
11 it's not because of the size, but because of
12 the location of that size in relation to the
13 street line. I hope -- I think I said that
14 right.

15 COUNCILOR DAVIDOFF: You did.
16 Thank you.

17 Okay. I'll just get to my
18 most major thing here, and the rest of the
19 things I have are pretty minor. I want to
20 zoom in -- if we get to the slide that shows
21 the entrance and exit to the parcel?

22 MR. HOLLISTER: Does that
23 work?

24 COUNCILOR DAVIDOFF: Yes,
25 thank you.

1 Okay. So it's my
2 understanding that the far easterly portion
3 of that drive would be one lane into the
4 parcel. Correct?

5 JAMES CASSIDY: Correct.

6 COUNCILOR DAVIDOFF: And then
7 there's two lanes out of the parcel, one to
8 make a right turn and one -- the center lane
9 would be to make a left turn, and the
10 right lane would be to make a left turn.

11 PRESIDENT CANTOR: Could you
12 point so people can follow?

13 JAMES CASSIDY: Sure. I'll do
14 it on both sides. So I think what you're
15 referring to is on -- the entrance drive in,
16 the south side is the entrance one way in.
17 Then there are two lanes out; one is a
18 dedicated left, one is a dedicated right.

19 COUNCILOR DAVIDOFF: Correct?

20 JAMES CASSIDY: So yes, it's
21 correct.

22 COUNCILOR DAVIDOFF: Okay. So
23 My inquiry is, when you were at DRAC was
24 there any discussion with DRAC on how to have
25 any alternative configurations for that

1 entrance/exit way.

2 And by that I mean, I'm
3 thinking of you compared yourself to Steele
4 Road, 243 Steele Road. When you go into 243
5 Steele Road you can enter on one side.
6 There's a median type area so you're not
7 confused as to where you're going, and then
8 you exit on the other side of the median onto
9 Steele Road.

10 JAMES CASSIDY: So there's no
11 discussion about putting -- you're talking
12 about basically putting islands in the center
13 of the road to separate the entrance from the
14 exit lanes. So there was no discussion to
15 that.

16 There was a gentleman that got
17 up and made a reference to an initial comment
18 from your staff that they would like us to
19 consider eliminating one of the exit lanes
20 out. We did meet with staff. We did review
21 it, and the main reason was to reduce the
22 overall width of that curb cut.

23 After taking into
24 consideration the positives and negatives,
25 when we actually did modify it, and it's

1 referred to in our response letter on
2 October 7th where we did reduce it -- and we
3 actually reduced the two widths of the exit
4 lane out.

5 But there's never been any
6 discussion about putting a median in, in the
7 center of that lane, or an island in the
8 center of that for the driveway.

9 COUNCILOR DAVIDOFF: The
10 reason I think this -- okay. And it
11 triggered a thought this evening -- is
12 there's many wide roads in West Hartford when
13 you get to a stop sign or a traffic light.

14 Again, just I think in my
15 particular neighborhood on Mohican Drive to
16 turn onto Albany Ave, those making the left
17 who live in the neighborhood know to hug the
18 yellow line as close as possible so that the
19 people can make a right turn on red at that
20 light.

21 And sometimes when you are
22 faced with those type of scenarios, and
23 there's others in town, your site to make a
24 safe turn is hindered. And I'm just
25 wondering whether or not you have enough

1 capacity here to make a revision, a slight
2 revision to either possibly just have one
3 lane out to put in a median of some sort just
4 to make it a little bit safer?

5 Because when you're also
6 thinking about this -- and I looked at your
7 Trout Brook traffic improvement plan, you've
8 got people traveling down Trout Brook at a
9 particular rate of speed. They have to get
10 into the left lane to turn into the facility.
11 Then there's a short period of time for them
12 to drive out of the driveway from your
13 particular site.

14 If they want to go left they
15 could -- there could be a potential conflict,
16 and people are traversing Trout Brook as we
17 all know not at 15, 20 miles an hour. Okay?
18 So we want to make it as safe as possible.

19 And this is something that
20 wasn't really evidenced in just looking at it
21 on this piece of paper -- but when it became
22 more clear I didn't if that was a possibility
23 to make an alteration like that. I just -- I
24 don't need to have an answer. I just wanted
25 to just raise that concern.

1 The pool -- I presume since
2 it's an indoor pool that there will be
3 fencing all the way around it. I think
4 that's a code requirement of any type of
5 indoor pool.

6 JAMES CASSIDY: There's a
7 fencing around it. It's not an indoor pool.

8 COUNCILOR DAVIDOFF: No, I
9 meant to say inground pool.

10 JAMES CASSIDY: Inground pool,
11 yes, definitely.

12 COUNCILOR DAVIDOFF: I
13 misspoke. Sorry. There will be fencing?

14 JAMES CASSIDY: Yes,
15 definitely.

16 COUNCILOR DAVIDOFF: Now with
17 respect to the loading dock, I know it's in
18 the back of the building there. So I get it;
19 initially when people move in it's going to
20 be heavily used.

21 People, a lot of people will
22 be moving in at the exact same time and it
23 will be in high demand. And at particular
24 times during the month when their leases are
25 up, X amount of people will be moving out.

1 **Okay?**

2 **So what other places could**
3 **people utilize to load a possible U-Haul, a**
4 **moving truck, things of that nature? Because**
5 **that's what happens at apartment buildings.**
6 **We all know that. Where else on the site**
7 **could that take place?**

8 **JAMES CASSIDY: Well, the**
9 **intent, again is to use that loading space.**
10 **If they can't use the loading space then they**
11 **would have to utilize a couple parking spaces**
12 **temporarily.**

13 **COUNCILOR DAVIDOFF: So they**
14 **would just come in, instead of --**

15 **JAMES CASSIDY: It would have**
16 **to be coordinated, obviously coordinated with**
17 **staff.**

18 **COUNCILOR DAVIDOFF: So they**
19 **would, instead of parking head on, they would**
20 **park --**

21 **JAMES CASSIDY: Yeah. They**
22 **can't put a 30-foot box truck in a parking**
23 **space. So, yes.**

24 **COUNCILOR DAVIDOFF: I have**
25 **two more points, Madam Mayor.**

1 We live in New England. Snow
2 does fall here. What's your snow plan for --

3 JAMES CASSIDY: We did submit
4 a snow management plan as part of the overall
5 set. The one advantage is we have a lot of
6 perimeter area here where we can pile snow
7 along the edge of the parking lot.

8 We also went through an
9 extensive calculation as to what we can
10 accommodate for snow for volume based upon
11 the depth of storm. At the end of the day if
12 we do have an excessive storm event and there
13 is excess snow and it's hindering parking
14 spaces, we have to remove it from site. It's
15 on the plans that were submitted.

16 COUNCILOR DAVIDOFF: All
17 right. Thank you.

18 And then my last question is
19 one that's pretty common, and is a concern to
20 anybody who lives adjacent to a construction
21 site. There will be set construction hours,
22 there will be a set construction manager?

23 JAMES CASSIDY: Sure.

24 COUNCILOR DAVIDOFF: Any
25 tracking of material onto Trout Brook will be

1 swept daily. Correct?

2 JAMES CASSIDY: Correct. So
3 we did submit a whole construction staging
4 plan as part of the application. There was
5 limited hours that the construction will
6 occur. We designate specific areas for the
7 construction worker parking.

8 All the parking is up in this
9 area, so the northwesterly corner of the
10 property away from the Outlook residents,
11 away from the Hampshire House residents.

12 In addition to, as I
13 mentioned, there's a retaining wall going in
14 this area. We dedicated an area there for
15 the Conex boxes. Those are contractor
16 storage boxes. So once again, they're going
17 to be away from the residents.

18 One of the big things -- a
19 couple big things we're going to do on here
20 is we've got a dedicated water truck on the
21 site all times. So if it's a dry situation
22 we can fill it up. We're going to have a
23 temporary water tap off -- our water meter
24 off a hydrant so you can fill it up on a
25 daily basis if need be and water the site.

1 More importantly to know as
2 part of our construction sequence on this,
3 what we're actually proposing to do is when
4 we start the construction -- we obviously
5 need to do some grading and bring the grade
6 down. We're going to put the foundation in
7 for the parking garage only.

8 Once that's in we'll complete
9 the site work to the point where we actually
10 put the binder course of payment in before we
11 start any construction on the building
12 structure, superstructure itself.

13 This will eliminate dry dirt
14 surfaces for a longer extended period of
15 time, which in turn reduces the potential for
16 dust. So that binder course is going to go
17 in very early in the overall construction
18 process.

19 COUNCILOR DAVIDOFF: Thank
20 you. And my last concern, Madam Mayor, is
21 something you and I have dealt with in our
22 tenure on the council.

23 With respect to rooftop --

24 PRESIDENT CANTOR: You're
25 taking all my questions.

1 COUNCILOR DAVIDOFF: I'm
2 sorry. I guess if you sit here long enough
3 you get the same checklist, Madam Mayor.

4 Do you want to ask that
5 question?

6 PRESIDENT CANTOR: No, go
7 ahead.

8 COUNCILOR DAVIDOFF: With
9 respect to rooftop units -- yes? Number?
10 Shielded?

11 JAMES CASSIDY: So this might
12 be more -- Chris, you want to answer this
13 one?

14 CHRIS LESSARD: Most of the
15 individual units are within -- next to the
16 unit itself on the exterior, and they show up
17 in the elevation. There will still be some
18 units on the roof anyway for common areas
19 like hallways and things like that. So it's
20 not like there's going to be zero.

21 We do have parapets in order
22 to help block those views, which is designed.
23 But it won't be like you normally see a lot
24 of the current apartments where it's like a
25 whole field of units.

1 **COUNCILOR DAVIDOFF:** Thank
2 you. No further questions.

3 **PRESIDENT CANTOR:** Thank you,
4 Mr. Davidoff.

5 I do want you to respond to
6 residents, but I just have a few. And
7 Mr. Davidoff did it -- my colleague,
8 Mr. Davidoff asked most of mine. And we'll
9 probably have more regarding your responses
10 and what we heard.

11 So just to follow up on the
12 air-conditioning, we have had issues before
13 where individual units next to, it creates a
14 lot of noise during that. Is there any kind
15 of sound barriers or anything that you are
16 planning on using to minimize noise?

17 **JAMES CASSIDY:** Well, some of
18 the noise that you're referring to I believe
19 is when you have several units together in a
20 farm, and the distance can be very tight
21 between them and they kind of work together
22 to amplify the sound.

23 These are individual units not
24 near the other individual units. So you're
25 going to be anticipating the sound that way,

1 and it won't work upon itself. Does that
2 answer your question? Or no?

3 PRESIDENT CANTOR: The issue
4 that we had in another property was that it
5 was individual units, but lined up on
6 individual apartments. So it wasn't a bank
7 of units. It was the number --

8 JAMES CASSIDY: Yeah, and it
9 would be like a unit every 24 or 36 feet, is
10 what you're referring to. And that's what
11 we're doing.

12 PRESIDENT CANTOR: Uh-huh.
13 And do you have any, in your
14 plans, potential fencing around those units
15 or any kind of sound --

16 JAMES CASSIDY: Well, they're
17 integrated in, within the building facade
18 which we are designing detailing in order to
19 make sure that we solve this, that sound
20 problem.

21 In terms of, like, centralized
22 units there will only be a couple because
23 there may be some on the roof handling the
24 amenities spaces down below. And we can
25 certainly hide those. We believe the

1 parapets hide those.

2 PRESIDENT CANTOR: Okay.

3 Thank you.

4 MARK VERTUCCI: Can I just
5 further answer your question?

6 PRESIDENT CANTOR: Sure.
7 Sure.

8 MARK VERTUCCI: Because I'm
9 not sure we're being clear enough for you.
10 The individual units that Chris Lessard is
11 referring to are on the balcony in a separate
12 closet. So they're not exposed. We have
13 this similar detail in all of our 1200 other
14 units in the state.

15 So they're not open to the
16 elements, and that -- that really mitigates
17 much of the sound, if not most of it. So I
18 just want to be clear about how it works.

19 PRESIDENT CANTOR: Yeah.

20 Thank you. That's helpful.

21 I want to follow up on a
22 question on just asking about solar; why if
23 this does have a significant amount of roof
24 coverage why was that not something that you
25 pursued?

1 And I know you have some
2 living and recreational space up there, but
3 there still seems to be quite a bit of roof.

4 JAMES CASSIDY: Well, we
5 looked at a lot of the sustainability, which
6 we had a checklist that we presented. We did
7 look at solar. There are some projects we've
8 put solar on the roof to heat the swimming
9 pool. It's not as cost-effective. We chose
10 not to do it on this building.

11 PRESIDENT CANTOR: Okay. I
12 think it's time for you to come back and we
13 probably will have some more followup -- but
14 if you could respond to some of the comments
15 that you've heard and present your closing
16 argument, as my colleague has put it.

17 MR. HOLLISTER: Okay. I will
18 start and then Mr. Coursey and Mr. Cassidy
19 will fill in anything that I miss.

20 Mr. Cassidy was summarizing
21 the very detailed construction management
22 plan which is part of the plan set. There's
23 two or three sheets, very detailed, and I'm
24 glad he referred to the construction
25 sequence.

1 But as a layperson in my mind
2 a six-foot perimeter fence, daily full-time
3 on-site supervision with a contact person,
4 limited hours which are defined in one of the
5 conditions that town staff provided to us and
6 we have agreed to; the site will be policed
7 on a daily basis.

8 If you think about it, in a
9 construction situation there's relatively
10 minimal traffic because your exit may be when
11 you're hauling material offsite, but once the
12 construction trucks are on site for the
13 day they're there for probably weeks, if not
14 months. And then the on-site dust monitoring
15 and the sequence that will minimize dust.

16 So this, it's a very detailed
17 plan. And you know, obviously, you know, one
18 of the things about development is while it's
19 being built it's a little bit of a mess, but
20 once it's stabilized it's just like any other
21 building.

22 Noise, there is a noise
23 ordinance. There is a noise section of the
24 proposed conditions which we have agreed to.
25 There will be rules, very strict rules.

1 Mr. Rappaport in all of his developments has
2 a very strict management of these things. So
3 with all due respect to the people who spoke
4 in opposition, they should not assume that
5 something that is going to be outlawed by the
6 rules of the development is something that's
7 going to happen on a regular basis and
8 disrupt their lives.

9 Another way to say that -- and
10 this is probably the most important point,
11 not just about noise, but of everything else.
12 If there's something that's going to go on in
13 the building that's going to disrupt the
14 neighbors, it's going to disrupt the tenants.
15 And it will therefore not be allowed, and
16 that's rooftop parties which will not be
17 allowed. Amplified music, which will not be
18 allowed. All of the parade of horrors that
19 were imagined by the opponents just will not
20 be allowed to happen.

21 I don't know how else I can
22 say it, but you know, where the Applicant is
23 entitled to say, here is what the rules are
24 going to be and there's a presumption that
25 will follow the rules -- but think about it

1 as a logical commonsense matter. The
2 Applicant as the future landlord has the
3 greatest interest of anybody to make sure
4 that the development is quiet.

5 And just turning to my friends
6 at Hampshire House for a minute. Is
7 Hampshire House noisy? Hampshire House has a
8 parking lot -- two parking lots right
9 adjacent to -- the west building of Hampshire
10 House, is that parking lot disruptive? You
11 know, it's their own parking lot. Why would
12 our parking lot be different.

13 Another really important point
14 is, you know, you don't care about us. The
15 Town doesn't care about us. The Applicant
16 team prepared its plan over a year back and
17 forth with the town staff and among the
18 professionals, and then DRAC and the wetlands
19 commission and the Town Plan and Zoning
20 Commission and the town staff were your eyes
21 and ears to make sure that it was done
22 correctly.

23 Someone said, they don't owe
24 you a approval. Town staff did not owe us an
25 approval, but they went over every single dot

1 of every page and they ultimately said we
2 don't see anything that is out of line with
3 standard practice, or anything that would be
4 contrary to the character of West Hartford,
5 or anything that would be disruptive to the
6 neighbors. So don't take our word for it.
7 Take the word of your professional staff.

8 One of the speakers, a
9 resident of Hampshire House talked about,
10 well, why? Why are we allowing a zone
11 change. The only zone change here is from
12 RM-2 to RMS. That is only a very slight
13 dimensional change. It is not a change in
14 the allowable uses.

15 There, as mentioned there
16 could be any number of uses in the existing
17 RM-2 zone that would be far more disruptive
18 and far more impactful than what is being
19 proposed, which is frankly a quiet apartment
20 building.

21 So at the end of the day we
22 ask you to trust your own professional staff
23 because they are the ones who are looking out
24 for the Town's interests and the residents,
25 and they accepted everything that we said.

1 DRAC, there was comments that
2 someone complained at DRAC about the parking
3 or the entry and exit. Both of those bodies
4 gave us unanimous approvals.

5 So you know, we rely very
6 heavily on the fact that we've an independent
7 review and we passed with flying colors.

8 So let me turn it over to
9 Mr. Coursey and Mr. Cassidy.

10 CHUCK COURSEY: Unless you
11 have any questions for me?

12 PRESIDENT CANTOR: Are there
13 any questions for Mr. Coursey?

14
15 (No response.)

16
17 PRESIDENT CANTOR: I don't
18 think so. Thank you.

19 JAMES CASSIDY: Again, I'll
20 just quickly reiterate that there was some
21 initial comments on the driveway. It was
22 revised according to requests of staff. So
23 what you see on the final planned is what
24 staff has signed off on.

25 They were in agreement that,

1 you know, left and right out would seem to
2 work. Parking, you've heard both sides;
3 there's not enough, there's too much. Again,
4 we've gone through a painful analysis through
5 other developments to make sure that we have
6 adequate parking. And we feel that the
7 almost 1.9 is adequate for the residents and
8 also for visitors on this site.

9 So with that I was not going
10 to add anything else unless the
11 commission has -- or the Council has any
12 additional questions?

13 PRESIDENT CANTOR: Mr. Dodge?

14 MR. DODGE: Thank you, Madam
15 Mayor. I'm just going to request that the
16 Council, before the hearing is closed, could
17 take a brief recess for staff to take a look
18 at a number of logistical and legal issues?

19 PRESIDENT CANTOR: Okay. I
20 guess we will do that now. So we're going to
21 go into -- does it require us to go into an
22 executive session?

23 MR. DODGE: No, just a emotion
24 to recess, and staff is taking a look at a
25 few issues.

1 **PRESIDENT CANTOR: Okay.**
2 **Thank you. We are going into recess now and**
3 **we'll be back as soon as we can.**

4 **Thank you for your patience.**

5
6 **(Pause: 9:37 p.m. to 9:52 p.m.)**
7

8 **PRESIDENT CANTOR: Okay.**
9 **We're going to start -- restart the public**
10 **hearing. And we will, I think, turn it over**
11 **to Mr. Dodge for some remarks.**

12 **Mr. Dodge, the remarks on the**
13 **petition I think, and then potential**
14 **condition of approval.**

15 **MR. DODGE: Thank you, Madam**
16 **Mayor.**

17 **With regard to the petition**
18 **that the Council received there is a**
19 **provision under our town charter that does**
20 **allow for a super majority requirement to be**
21 **triggered if a petition is filed by**
22 **20 percent of the landowners within 500 feet**
23 **of the property.**

24 **The petition that we received,**
25 **however, is deficient on its face due to the**

1 fact that it is not signed by anybody, it
2 does not provide addresses for the residents,
3 and it does not pose the question that was
4 asked as part of the petition.

5 So it's unclear from the
6 petition that was delivered to the Council
7 what the question was that was on the
8 petition. And so for those reasons the
9 petition is plainly deficient, and the
10 protest requirement under our town charter is
11 not triggered.

12 Madam Mayor, I would also
13 invite the Applicant to come back up to the
14 podium, who I believe may have some
15 additional comments on some of the traffic
16 concerns.

17 PRESIDENT CANTOR: Thank you.
18 Mr. Hollister?

19 MR. HOLLISTER: I'm sorry.
20 Maybe I misunderstood. Do you have a
21 question for me?

22 MR. DODGE: I think the
23 question was that some questions had been
24 raised by the Council with regard to the exit
25 from the property. And the question was

1 whether it would be acceptable to the
2 Applicant as a condition of approval if the
3 exit lanes were reduced from three lanes to
4 two lanes?

5 MR. HOLLISTER: Yeah. And the
6 answer to that is yes. And we actually
7 talked about that with town staff. It was a
8 judgment call, but we were okay either way
9 based on town staff or the Council's
10 recommendation. And we'll accept any
11 condition either way.

12 MR. DODGE: And so Madam
13 Mayor, as part of the Council's consideration
14 of this when the Council meeting opens we
15 will include that as a condition of approval
16 for the Council to consider when voting to
17 approve the application.

18 PRESIDENT CANTOR: Okay.
19 Thank you. Thank you, Mr. Hollister. And
20 thank you, Mr. Dodge.

21 Are there any further
22 questions? Mr. Davidoff?

23 COUNCILOR DAVIDOFF: Thank
24 you, Madam Mayor. Through you to Corporation
25 Counsel. Is it my understanding the

1 condition of approval will be one lane into
2 the site and one lane out of the site?

3 MR. DODGE: Through you, Madam
4 Mayor, yes. The condition would be one lane
5 in and one lane out. The current
6 configuration I believe is that there are two
7 lanes exiting the property; one turning
8 right -- or one turning northbound on Trout
9 Brook; the other turning southbound on Trout
10 Brook.

11 The condition of approval that
12 we would place would reduce that to one lane
13 out, one lane in, however you would still be
14 able to turn left or right coming out of the
15 property.

16 COUNCILOR DAVIDOFF: And as a
17 followup, Madam Mayor, through you? Would
18 there be a median type thing in that, in that
19 area where that other lane was going to be,
20 so like a partition?

21 MR. HOLLISTER: Councilor
22 Davidoff, I think that the fire department
23 would be concerned about that.

24 PRESIDENT CANTOR: I was just
25 going to ask.

1 MR. HOLLISTER: Yeah, they
2 need a turning width in order to get -- I'll
3 let Mr. Cassidy address that.

4 JAMES CASSIDY: Yes. And for
5 the record, Jim Cassidy, Hallisey, Pearson &
6 Cassidy. I think that was one of my
7 concerns. If we reduce it to two 12-foot
8 wide lanes getting fire trucks, emergency
9 apparatus in would be a little difficult.

10 I guess we really haven't had
11 a chance to talk to it, but I mean, I
12 understand the concern about traffic calming
13 effects. I guess to throw it out there, the
14 one option would be to do something similar
15 to what we're doing with the crosswalk in the
16 roadway where we have a surface that's an
17 alternate type of material. So it gives an
18 appearance of a median, but it still allows
19 for the combination of emergency vehicles.

20 PRESIDENT CANTOR:

21 Mr. Sweeney?

22 COUNCILOR SWEENEY: Maybe I
23 just could clarify. So Mr. Dodge, is there a
24 way that we set forth -- I think the big
25 thing that we took in from the conversation

1 tonight and input from the community -- I
2 think Mr. Cocca brought this up about the
3 three exits -- was one, we wanted to make
4 sure it was very clear where people were
5 coming and going.

6 And I think that what
7 Mr. Davidoff is alluding to is creating a
8 median whether it be -- how large it may be,
9 but being clear that, because cars, when they
10 are going to take that left-hand turn,
11 they'll probably take it somewhat
12 aggressively into that spot and making sure
13 that they aren't coming into a lane where
14 people are exiting. So I think that's the
15 one thing that we want to make sure that
16 we're establishing here.

17 Obviously, if that is not up
18 to code for our public safety teams, I think
19 we would leave that to their discretion. But
20 I would love to see -- I think, Mr. Dodge,
21 we've had a few similar amendments like this
22 where they're subject to staff input, whether
23 or not they were feasible.

24 So I think that's kind of the
25 meaning the idea that we're -- at least I'm

1 trying to get across here as well.

2 MR. DODGE: Through you, Madam
3 Mayor. We could include as part of the
4 condition that it would be subject to
5 consultation and approval by the Town Planner
6 so that they could ensure that the new
7 configuration was safe.

8 PRESIDENT CANTOR: Thank you.
9 Mr. Walters?

10 MR. WALTERS: Through you,
11 Madam Mayor. My question is, if a raised
12 median cannot be placed, can one of the flush
13 that we were talking about in Trout Brook be
14 utilized instead? That would give the
15 impression that there's a median there,
16 but --

17 PRESIDENT CANTOR: I think
18 that was an option that you had mentioned.

19 JAMES CASSIDY: Yeah, that's
20 what I was stating.

21 MR. WALTERS: Oh, I'm sorry.

22 JAMES CASSIDY: Yeah, it was a
23 similar type of surface.

24 MR. WALTERS: Yeah, okay.
25 Sorry.

1 **PRESIDENT CANTOR:** Okay.
2 Thank you. All right. Mr. Zydanowicz.

3 **COUNCILOR ZYDANOWICZ:** Thank
4 you, Madam Mayor. Through you.

5 So you have three lanes here.
6 We're proposing two. So again, with the Fire
7 Chief's input I would imagine that firetruck
8 could still fit in at that same distance.

9 Right?

10 **JAMES CASSIDY:** Yes.

11 **COUNCILOR ZYDANOWICZ:** So
12 you're going from three lanes to two with the
13 same width.

14 **JAMES CASSIDY:** Correct. So
15 the question or the concern would be once
16 you're going to two separate lanes and you
17 put that median between the two, now you only
18 really have two 12-foot lanes. That gets a
19 little difficult for a piece of our express.

20 **COUNCILOR ZYDANOWICZ:** Okay.
21 But what's your explanation with the --

22 **JAMES CASSIDY:** Correct. If
23 we do an alternate type of surface to pick
24 the median, it still allows that
25 opportunity -- or it just has to be a single.

1 Whatever we can work out with staff to make
2 sure we can adequately support the fire
3 apparatus coming in there.

4 PRESIDENT CANTOR: Thank you.
5 Thank you, Mr. Zydanowicz.
6 Any further questions?

7
8 (No response.)
9

10 PRESIDENT CANTOR: Okay. I
11 would like to read -- it was already
12 mentioned, but a letter dated September 20,
13 2022, from Design Review --

14 MR. DODGE: Thank you, Madam
15 Mayor. I did just want to bring your
16 attention I believe there's a resident who
17 does still want to comment on the project.

18 PRESIDENT CANTOR: Oh, okay.

19 MR. DODGE: And because the
20 hearing is still open I really think it's
21 appropriate to allow it.

22 PRESIDENT CANTOR: Okay. You
23 can come up, and state your name and your
24 address. And you have three minutes to
25 speak.

1 ADRIENNE ROCHE: Thank you.
2 Adrienne Roche, 887 Farmington Avenue again.
3 I submitted the petition. It's an online
4 petition on Change.org, and it does indicate
5 the name, address, and an electronic
6 signature of all of the signatories as well
7 as some comments that individual signatories
8 have made regarding their opposition.

9 I'm happy to provide the URL.
10 This is a case where there's a developer who
11 has tens of millions of dollars against, you
12 know, little me. And I just tried to make a
13 petition, and I'm sorry that it didn't --
14 what I was able to print which was what
15 Change.org -- it's a downloadable PDF file of
16 the signatories.

17 You know, I printed it at,
18 like, 6:29 today. So that was the best that
19 I could do before this hearing, but I have
20 the URL here that I can provide to you with
21 the petition and all the information that you
22 need.

23 PRESIDENT CANTOR: Thank you.

24 MR. DODGE: Madam Mayor?

25 First of all, I do just want to acknowledge

1 everybody who signed the petition and who has
2 concerns about this project.

3 In addition to the
4 deficiencies that I already outlined,
5 however, our charter does require that the
6 petition be signed, and the Town of West
7 Hartford does not accept electronic signature
8 for petitions.

9 And so for those reasons
10 unfortunately an electronic petition, and for
11 the other reasons I outlined before would not
12 be sufficient to trigger the super majority
13 requirement.

14 PRESIDENT CANTOR: Okay. I --

15 A VOICE: What about intent?
16 What about intent of all the people?

17 PRESIDENT CANTOR: I'm sorry.
18 We're not taking unrecognized --

19 A VOICE: Yeah, I know.

20 PRESIDENT CANTOR: We do still
21 have our Council meeting, but we will -- we
22 take that input very seriously, that there
23 are a lot of people that signed up and those,
24 that feedback will be in all of our minds
25 when we vote.

1 And so I appreciate your input
2 very, very much and every single person's
3 signature that's on there. Thank you.

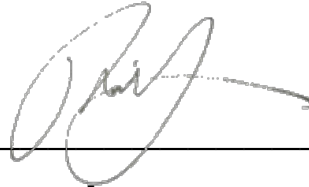
4 Okay. A letter dated into the
5 record September 20, 2022, from Design Review
6 Advisory Committee recommending approval; a
7 letter dated October 26, 2022, from Town Plan
8 and Zoning Commission also recommending
9 approval.

10 And with that I'm closing the
11 public hearing, and we will begin the town
12 Council meeting. I just have to move some
13 papers. Hold on one second.

14
15 (End: 10 p.m.)
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CERTIFICATE

I hereby certify that the foregoing 192 pages are a complete and accurate computer-aided transcription of my original verbatim notes taken of the Public Hearing in RE: APPLICATION OF WEST HARTFORD PARTNERS, LLC, DEVELOPMENT ENTITY OF CONTINENTAL PROPERTIES AS CONTRACT PURCHASER, FOR CHANGE OF ZONE FROM RM-2 AND RM-3 TO RM-MS WITH SPECIAL DEVELOPMENT DISTRICT DESIGNATION OVERLAY, FOR REDEVELOPMENT AS A MULTI-FAMILY RESIDENTIAL USE, OF 3.9 ACRES AT 950 TROUT BROOK DRIVE, AND A PORTION OF 125 KINGSWOOD ROAD, SUCH PORTION BEING AT THE NORTH END OF KINGSWOOD OXFORD SCHOOL ATHLETIC FIELDS, AND ADJACENT TO THE SOUTH SIDE OF 950 TROUT BROOK DRIVE, held before the West Hartford Town Council, at Town Hall, 50 South Main Street, Room 314, West Hartford, Connecticut, on October 12, 2022.



Robert G. Dixon, CVR-M 857
My Commission Expires:
6/30/2025