

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

APRIL 11, 2023, 6:45 p.m.

LEGISLATIVE CHAMBERS

**Re: Ordinance Amending the Special Flood Hazard
Area Standards**

DEBRA A. CHASSE, CSR #00055

APPEARANCES:

Town Council Members Present:

SHARI CANTOR, MAYOR

LIAM SWEENEY, DEPUTY MAYOR

CAROL BLANKS

ALBERTO CORTES

DEBRA POLUN

BEN WENOGRAD

MARK ZYDANOWICZ

TIFFANY MCGINNIS

ALSO PRESENT:

RICK LEDWITH, TOWN MANAGER

LEON DAVIDOFF, TOWN CLERK/COUNCIL CLERK

DALLAS DODGE, CORPORATION COUNSEL

1 MAYOR CANTOR: We will call -- I
2 will call the 6:45 public hearing to order. This is an
3 ordinance amending the special flood hazard area
4 standards. We can start with role call, Mr. Davidoff.

5 MR. DAVIDOFF: Thank you, Madam
6 Mayor. Counselor Blanks?

7 MS. BLANKS: Present.

8 MR. DAVIDOFF: Mayor Cantor?

9 MAYOR CANTOR: Here.

10 MR. DAVIDOFF: Councilor Cortes?

11 MR. CORTES: Here.

12 MR. DAVIDOFF: Councilor Fay?

13 MS. FAY: Here.

14 MR. DAVIDOFF: Councilor McGinnis?

15 MS. MCGINNIS: Here.

16 MR. DAVIDOFF: Councilor Polun?

17 MS. POLUN: Here.

18 MR. DAVIDOFF: Deputy Mayor Sweeney?

19 MR. SWEENEY: Here.

20 MR. DAVIDOFF: Councilor Wenograd?

21 MR. WENOGRAD: Here.

22 MR. DAVIDOFF: And Councilor
23 Zydanowicz is not here.

24 MAYOR CANTOR: To you, Mr. Ledwith.

25 MR. LEDWITH: Rick Ledwith, town

1 manager. Tonight I'll be presenting an ordinance to
2 amend the town's special flood hazard area standards in
3 compliance with a recent change in implementing a new
4 requirement for Class 8 and above units. This proposed
5 amendment was discussed during the February community
6 planning and economic development committee meeting,
7 and as the council knows, the Town of West Hartford
8 participates in the national flood insurance program
9 and enjoys a community rating system level 8 rating,
10 which entitles residents who hold flood insurance with
11 a 10 percent discount on flood insurance premiums.

12 Today we were informed that we had
13 been recommended to move to a level 7 CRS rating, which
14 would entitle residents to a 15 percent discount on
15 flood insurance. This is subject to the final approval
16 from FEMA, and I wanted to share the outstanding news
17 during the hearing.

18 The community rating system has been
19 revised to increase the minimum standards for new
20 construction and special flood hazard zones for
21 substantial improvements to existing homes in a flood
22 cell.

23 Presently, our ordinance calls for
24 the bottom of the lowest floor, including the basement,
25 to be 2 feet above the base flood elevation. The

1 change requires that utilities also be above the base
2 flood elevation, as well, and our ordinance was not
3 specific to including utilities, so the change now
4 specifies utilities, as well.

5 This amendment is consistent with
6 our planning, conservation, and development under our
7 open space and environmental goals and continues to
8 promote sustainable storm water management and flood
9 plan management to be resilient and adaptable to a
10 changing climate.

11 So that provides a summary of the
12 change to the ordinance. Madam Mayor, I turn it back
13 to you and the council for any questions that you might
14 have.

15 MAYOR CANTOR: Thank you, Mr.
16 Ledwith. Are there questions from the panel? Miss
17 Fay.

18 MS. FAY: Thank you, Mayor Cantor.
19 Mr. Ledwith, what is the maximum discount in rating
20 that you could possibly get on this relative to, I
21 think you said 15 percent now we're at.

22 MR. LEDWITH: That's a good
23 question. I don't know if Wayne, do you happen to have
24 that information? I'm sure it's Class 1 and probably
25 significant at that level.

1 WAYNE: It's 5 percent increments.

2 MR. LEDWITH: Okay.

3 WAYNE: It goes up from there. I
4 think it tops out at 45. Maybe I'm not doing the math
5 right, but 5 percent increments.

6 MS. FAY: Thank you.

7 MAYOR CANTOR: Okay. Is there
8 anyone signed up? Mr. Dodge, do you want to check?
9 And Mr. Davidoff, did anyone write in with comment?

10 MR. DAVIDOFF: Madam Mayor, we have
11 received no written comments.

12 MAYOR CANTOR: No one has signed up
13 to speak. Is there anyone here that would like to
14 speak to this public hearing? I don't see any. Any
15 other questions for Mr. Ledwith? Okay.

16 Seeing none, I'm going to read into
17 the record letter dated March 24, 2023 from Town
18 Planning & Zoning Commission recommending approval
19 letter dated March 17, 2023, finding no apparent
20 conflicts with regional plans and policies or the
21 concerns of neighboring towns.

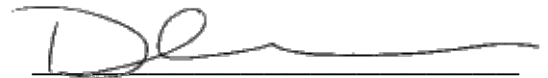
22 If there is nothing further, this
23 public hearing is adjourned and we will bring the next
24 public hearing at the posted time of 6:55, so 3 more
25 minutes.

1 (Whereupon, the hearing was
2 adjourned at 6:52 p.m.)
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C E R T I F I C A T E

**I, DEBRA A. CHASSE, Court Reporter and
Notary Public within and for the State of Connecticut,
duly commissioned and qualified, do hereby certify that
the foregoing 7 pages are a complete and accurate
computer-aided transcription of my original verbatim
notes taken of the Public Hearing held before the West
Hartford Town Council.**

**IN WITNESS WHEREOF, I have hereunto set my
hand and affixed my notarial seal this 23rd day of
April, 2023.**



**Debra A. Chasse, CSR
Notary Public
State of Connecticut**

**My Commission Expires:
June 30, 2026
CSR No. 00055**