

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

APRIL 15, 2024, 5:30 p.m.

Legislative Chambers

**Re: Application of WeHa Development Group East
for Change of Zone from R-10 to RM-MS for the Northern
Portion of 1700 Asylum Avenue for 322-Unit Multifamily
Housing and then to Special Development District for
the Entire Site, Continuing the Recreational Use on the
Southern Portion of 1700, including New Ball Field
Parking**

APPEARANCES:

TOWN COUNCIL MEMBERS PRESENT:

**MAYOR SHARI CANTOR
CAROL BLANKS
TIFFANI MCGINNIS
DEB POLUN
BARRY WALTERS
BEN WENOGRAD
MARK ZYDANOWICZ**

ALTERNATE:

BURKE DOAR

TOWN MANAGER: RICK LEDWITH

CORPORATION COUNSEL: DALLAS DODGE, ESQUIRE

TOWN CLERK: LEON DAVIDOFF

1 MAYOR CANTOR: I am calling to order
2 the West Hartford Town Council Public Hearing. This is
3 an application of WeHa Development Group East, LLC,
4 owner of 1700 Asylum Avenue for change of zone of
5 approximately 14.9 acres of the northern portion of
6 1700 Asylum Avenue from an R-10 single-family zone to
7 an RM-MS multifamily multistory residence district zone
8 with Special Development District Designation (SDD)
9 overlay for the redevelopment of the northern portion
10 of the site into a new multifamily housing development
11 with associated parking and site amenities. The SDD
12 overlay is also proposed to encompass the southern 8.9
13 acres of 1700 Asylum Avenue and includes new ball field
14 parking. No change of underlying zone is proposed for
15 the southern portion of the property.

16 We would like to start with the roll
17 call, Mr. Davidoff.

18 MR. DAVIDOFF: Good afternoon, Madam
19 Mayor.

20 Counselor Blanks.

21 MS. BLANKS: Present.

22 MR. DAVIDOFF: Mayor Cantor.

23 MAYOR CANTOR: Here.

24 MR. DAVIDOFF: Counselor Cortez.

25 (No response.)

1 MR. DAVIDOFF: Councilor Fay.

2 MS. FAY: Here.

3 MR. DAVIDOFF: Councilor McGinnis.

4 MS. MCGINNIS: Present.

5 MR. DAVIDOFF: Councilor Polun.

6 MS. POLUN: Here.

7 MR. DAVIDOFF: Councilor Walters.

8 MR. WALTERS: Here.

9 MR. DAVIDOFF: Deputy Mayor

10 Wenograd.

11 MR. WENOGRAD: Here.

12 MR. DAVIDOFF: Councilor Zydanowicz.

13 MR. ZYDANOWICZ: Here.

14 MR. DAVIDOFF: Mr. Doar for

15 Counselor Cortez.

16 MR. DOAR: Here.

17 MAYOR CANTOR: Thank you. I

18 especially thank our alternate for being here to fill

19 in for Counselman Cortez.

20 So we will begin with a presentation

21 from the applicant. Again, this is the application of

22 WeHa Development Group East, LLC, owner of 1700 Asylum

23 Avenue for a change of zone with Special Development

24 District, SDD.

25 So I'm going to do a little bit of

1 an overview of how the public hearing is going to work,
2 but we are going to begin with the applicant. We will
3 first hear a presentation from the applicant in support
4 of their application. After the presentation by the
5 applicant, we will receive comment from members of the
6 public. Following public comment, we will allow the
7 applicant a brief period to address any of the comments
8 made during the public comment period, if they wish,
9 and then we will open the floor for questions from
10 members of the council. In order to be as efficient as
11 possible with these questions, my colleagues, I will
12 call on members of the council one by one, alternating
13 between different sides, and then begin with the deputy
14 mayor, probably, and then the minority leader. At the
15 conclusion of the counselor questions, we will take a
16 brief recess before I read in some additional items
17 into the record and ask our corporation counsel to
18 propose and review conditions of approval.

19 And Attorney Pearson, you are up to
20 begin your presentation. Thank you.

21 MS. PEARSON: Good evening, Madam
22 Mayor, members of the town council, members of the
23 public. My name is Robin Pearson. I'm an attorney
24 with the firm of Alter & Pearson in Glastonbury,
25 Connecticut and I'm pleased to be hear this evening on

1 behalf of the applicant WeHa Development Corp Group
2 East, LLC, the owner of 1700 Asylum Avenue in West
3 Hartford, the project site.

4 I'd like to introduce some of the
5 people who are here with me this evening. I was going
6 to try to do it before the screen came down, but that's
7 okay.

8 To begin, with me is the design
9 team, primarily out of the office of BL Company,
10 particularly Matt Bruton, who is our PE, and will be
11 doing a major part of the presentation. Rob
12 Baltramaitis is our traffic engineer. He is on route
13 and should be here momentarily. We also have with us
14 this evening Dominic Celtruda, who is a landscape
15 architect to answer questions. We're not going to have
16 him do a full formal presentation.

17 But I'd like to introduce to you
18 someone you have not previously had come before you,
19 and that is the intended owner of 1700 for that portion
20 of the property that is designed to be devoted to the
21 multifamily development, and the individual is Eli
22 Pechthold. He is sitting in the front row. He is here
23 on by half of the Garden Homes. If you had a chance to
24 look at the Affidavit of Interest in the application
25 package, you will know that the Garden Homes entity

1 that has entered into a contract to purchase that
2 portion of the site from the owner is K & K
3 Development, but I'd like to tell you about Garden
4 Homes, which is really the overriding entity to which
5 K & K is affiliated with.

6 They are, Garden Homes, a privately
7 held development company. It was established back in
8 1954. It has built and owned more than 55,000
9 apartment units and developed, at this point, about
10 2,500 additional units a year. In addition to its
11 significant single-family and commercial developments
12 that it has throughout the northeast and apparently
13 also in California, Minnesota, and Florida.

14 So it is a well-established company
15 with a really good track record and I would note, which
16 might be of interest to you, they currently have
17 several developments in Connecticut; one in Simsbury,
18 one in Hamden, one in Manchester, one in Bloomfield,
19 they are under construction in Trumbull, and I believe
20 that's it for the moment.

21 But I'd like to underscore for you
22 one of the important aspects of their development goal
23 and, as expressed by the company, they note that they
24 are long-term owners, they do not just build and sell
25 and, as expressed by the company in some of its

1 corporate documents, their goal is to develop a project
2 that is well-received within the community with high
3 quality architecture, superb layout, and outstanding
4 landscaping, and they like to pride themselves on
5 having done that on the developments they've already
6 undertaken and will continue within the future.

7 And I know for a fact, because I've
8 done a lot of work with Mr. Pechthold over the years,
9 that Garden Homes has long hoped to have an opportunity
10 to come into West Hartford for all of the many reasons
11 that makes West Hartford both a great place in which to
12 do business but also in which to reside.

13 So on behalf of Garden Homes, also
14 here this evening, is their architectural firm Minno
15 Wasko, and Michael Lawson is here sitting next to Eli
16 to go through that portion of the presentation.

17 So what we propose to do this
18 evening is to, first of all, remind you that you do
19 have the signup affidavits on file. I provided a
20 subsequent affidavit to indicate the plans and the
21 signs are still up for 1700. I've also provided the
22 council with copies of the power point that we intend
23 to present this evening. Sometimes we like to hand
24 that out later, because we think, otherwise, people are
25 reading ahead, but I also think this is a -- there are

1 a lot of points that we want to raise, and if it's
2 helpful to you to take notes as we go through the
3 slides, then it served its purpose in terms of giving
4 it to you ahead of time.

5 Our presentation format, I am going
6 to do an overview of the site location, the proposed
7 development area and describe in more detail the zone
8 change that's requested in context within the existing
9 neighborhood. Matt Bruton will be the next speaker.
10 He's with BL Companies. He is going to take you
11 through the specifics of the proposed development of
12 1700, including the lot split that's proposed as part
13 of this application, to separate out the ball field
14 portion and the new ball field parking that's proposed.
15 He will also go through building and parking locations
16 with regard to the proposed development of the
17 multifamily complex and will describe for you the minor
18 deviations in the zoning code provisions that we had
19 requested as part of this special development district
20 application. He'll talk about how neighborhood
21 flooding concerns have been addressed, and he will talk
22 about utilities and stormwater improvements,
23 significant wetland and landscaping enhancements that
24 have already been, not baked in but have been made part
25 of this application by virtue of the extensive wetland

1 proceedings that we underwent with this application.

2 He'll be followed by Mr.

3 Baltramaitis, the traffic engineer with BL. He's going
4 to give you the highlights of the traffic study and
5 roadway improvements provided. He has over 30 years of
6 traffic engineering experience, and I should note that
7 the resumes of all the presenters have been provided
8 and are in the record if you have any questions about
9 their qualifications, and he is going to explain how
10 the track study they undertook demonstrates that the
11 trip generation from the residences of Heritage Park
12 will not have a discernable impact on the flow of
13 traffic through the area.

14 Then Matt will return to the podium.

15 He's going to review the substantial landscaping and
16 wetland mitigation plan improvements that have been
17 made culminating in a net increase of approximately 300
18 more trees on the site than exist today, and then we
19 will go through what I believe to be a very exciting
20 architectural presentation by Minno Wasko, Michael
21 Lawson. Again, Minno Wasko is the architectural firm
22 for the residences and has worked extensively with
23 Garden Homes.

24 He'll show you the proposed
25 architecture and site amenities featured and how they

1 have evolved in terms of the many meetings that we had
2 with the design review advisory committee. He'll touch
3 specifically also on the sustainability aspect of the
4 proposal and what we believe is a really good
5 management trash program for this development.

6 To conclude, I'll quickly go through
7 the outreach efforts that we have made and summarize --
8 we won't go into a lot of detail, summarize the
9 highlights of the many benefits to the town we believe
10 are associated with this proposal.

11 So, with that, we'll go to our first
12 slide, the introduction. Again, the introduction slide
13 just references the cover sheet on your power point.
14 So I'm going to begin with a slide No. 3, having
15 already done the introduction, and this is an aerial
16 shot that shows, superimposed on the aerial, the
17 location of the proposed site and, Sara, are you going
18 to be pointing out things as I go through?

19 We included this slide because we
20 think it's important to understand the suitability of
21 this proposal within the context of the neighborhood.
22 Clearly, this is a site that has, adjacent to it on
23 certain sides, an extremely robust residential single
24 family neighborhood, set of neighborhoods, on both the
25 north and the south side, but also, as evidenced by

1 this slide, you'll see that the immediately abutting
2 uses on the west and on the east of the site are large
3 tracked institutional uses, including recreational
4 uses, not dissimilar to the scale and type of
5 development that we are proposing.

6 On the east side you have the
7 University of St. Joseph and, of course, on the west
8 side you have what was the University of Connecticut
9 campus which is -- has now been discontinued.

10 The northwest corner of this slide
11 shows you a commercial area that's used for commercial
12 development, which is significant, Bishop's Corner, and
13 on the northeast side there is multifamily housing. If
14 you can sort of -- that is the Steele Road development.
15 That is 208 units of multifamily housing that is -- has
16 been approved and some of which is currently under
17 construction, the remaining portions of that, on the
18 east side of the university campus.

19 So the proposal seeks to redevelop,
20 we believe, a very large existing parcel for housing in
21 keeping with the scale and the type of development that
22 already existed, at least on two sides of the proposed
23 project site. To zero in, if you go to the slide 4, we
24 show you this just to make it quite clear that the
25 project area is on the east side that is 1700 Asylum

1 Avenue. I know there's a lot of interest in what might
2 happen in the future in terms of an application for
3 1800, but this is not pending before this body and
4 anything in conjunction with that is really irrelevant
5 for this proceeding this evening. Note again, the size
6 of the area on this site that has already been
7 developed for parking.

8 You can go to slide No. 5. We'd
9 like to describe for you, in a little more detail, just
10 to make it clear, because it can be confusing, what the
11 zoning request is that is before you this evening.
12 This application requests a 2-part decision which would
13 be an amendment for the entire 1700 parcel. The first
14 part of it would be to change the portion for which the
15 multifamily is proposed, which is outlined in, I guess
16 you'd call that pinkish right here, from the existing
17 R-10 zoning that underlies that particular piece to
18 RM-MS, which is a multifamily zoning designation, and
19 that would encumber the 14.86 acres of that 1700 site.

20 No change to the R-10 zoning is
21 proposed for the southern portion of 1700. It will
22 remain R-10, a single-family zone. That is the area
23 for which the ball field use will remain in place, and
24 that portion of the site is 8.92 acres.

25 In its entirety, though, in the

1 second part of this application, 1700, which consists
2 of 23.78 acres, will be encumbered by a special
3 development district approval should this application
4 be granted by the town council.

5 If approved, the multifamily that is
6 proposed for the northern portion of the site will be
7 the only use that will be able to be allowed on that
8 portion of the site, unless sometime in the future an
9 applicant comes back before the town council and
10 requests to have that changed.

11 The same thing is true of the lower
12 portion, the southern portion of the site. Once that
13 is approved and is applied by filing the requisite
14 plans on the land records, the only use that can then
15 continue on that southern portion is the ball field
16 use, including the additional parking that we are
17 proposing.

18 Please note that the same zoning
19 configuration of an RM-MS multifamily zone with a
20 special development district overlay was, you know,
21 within recent history, approved by this town council
22 for the 208 units that are -- that comprise the Steele
23 Road development by Metro Development.

24 So the use that's being proposed
25 just, you know, one side of the university and the

1 other side of the university is appropriate, given the
2 context of existing zoning in the area, and we did
3 think it was important to point that out to you in
4 terms of your considerations as we go forward.

5 So if we could move now to slide 6.
6 Just to take us back to our current conditions, this is
7 a slide as of 2022 and, again, it shows the extensive
8 parking field, as well as the ball fields for 1700, the
9 area of the proposed change before multifamily
10 development basically lies within that existing
11 developed area of the site.

12 If you go to slide -- the next
13 slide, 7. This slide we provided to you so that you
14 can see, and it doesn't come out terribly well, but you
15 can see the area in pink. That outlined area, or red,
16 is where the wetlands are on 1700. We provided that as
17 another perspective so that you can see that the
18 wetlands are basically outside the perimeter of the
19 developed area of the site as it currently exists
20 today, and as you are aware, we have gone through an
21 extensive public hearing process with the
22 inland/wetlands agency and did receive an approval to
23 develop this 1700 site per the plans that you have
24 before you this evening.

25 So I think, again, this points out

1 that we are not working to develop an area that's
2 unimproved but instead to redevelop it in a way that
3 makes sense for the town that will be beneficial, we
4 believe for the West Hartford community, as a whole,
5 and will be something that is constrained within an
6 area that has already been impacted by development.

7 If you go to the next slide. This
8 is an outline of the limits of the disturbance that
9 will take place should this application be approved.
10 So it is only within that pink line that we will be
11 developing on this portion of 1700.

12 With that, I think I am going to
13 turn it over to Mr. Bruton to go through some of the
14 more specific details with regard to the application.

15 MR. BRUTON: Thanks, Robin. Good
16 evening. For the record, Matthew Bruton. I'm a civil
17 engineer from BL Companies. Our office is at 100
18 Constitution Plaza in Hartford, Connecticut.

19 So the plan that is in front of you
20 no is the overlay comparing existing versus proposed
21 impervious, just basically another view of the aerial
22 drone shot that Robin just showed you. So the red
23 outline that you see, the current extension of the
24 former UConn parking lot and the blue is the proposed
25 development. As you can see, the majority, except for

1 a few places, falls within that envelopment of
2 development to give you context of what we're doing
3 compared to what's there now.

4 Go to the next slide. This next
5 plan, as Robin alluded to, is our lot split plan. This
6 is showing, basically, in very plain terms, the two
7 different lots that are going to be created. The
8 northern lot is going to be a 14-acre one for
9 residential developments, and the southern one, if you
10 can trace real quickly, is the 9-acre one for the
11 baseball field with dedicated parking.

12 The next slide. We're going to
13 focus now on the baseball portion of the project. So,
14 again, this is just zoomed in, so what you see, kind of
15 in the outline here with the green and gray, is the 8.9
16 acres to the south of what's there today. The baseball
17 field is going to remain as is and be on this newly
18 created 8.9 acre parcel. We are providing a new
19 dedicated driveway, just for the baseball field. Sara
20 we can point out where that is accessed off of Trout
21 Brook. This is a dedicated parking lot that's not
22 interconnected with the proposed residential
23 development north, and there's a little bit of a grade
24 change between these two. There is a retaining wall,
25 so that can't intermixed, I guess, between the baseball

1 dedicated parking and the residential parking.

2 The proposed baseball field parking
3 will have 100 parking spaces and will construction by
4 the applicant dedicated for their use. We are
5 providing a dedicated electric service for the power
6 for that parking lot, as well.

7 The next slide, Sara. Then, again,
8 this is the northern half of the parcel, 14.8 acres.
9 The traffic does show, obviously, the relation of the
10 site plan.

11 The proposal for residential portion
12 of the project will be 322 units; 150 of them would be
13 single bedroom and 207 would be 2 bedrooms, and that is
14 supported by 558 parking space, you can see, obviously,
15 in the gray the proposed paving area around the four
16 buildings that will get to that 320 feet total.

17 In addition to that, I will have
18 Sara circle a couple of areas of importance. We show a
19 community amenity space by the entrance on Trout Brook
20 where Sara has the laser pointer now. We also do show
21 actual -- going toward the champion white oak, which is
22 across there, where she's highlighting now, and a
23 continued walking path to cross the St. Joseph's brook
24 by footbridge over to the baseball. We're really
25 trying to connect the community to this development to

1 enhance the features that kind of already exists.

2 In addition to this, we do have a
3 dedicated driveway for the residential development on
4 Trout Brook. That would be dedicated for this and a
5 dedicated entrance for the ball park.

6 We are, as I mentioned, preserving
7 the champion white oak, and we are proposing to extend
8 the public sidewalk to have Trout Brook -- of this
9 development and, obviously, the surrounding
10 neighborhood. As Sara pointed before, there is great
11 connectivity between the baseball field and the new
12 development, along with the adjacent neighborhoods to
13 remain.

14 The bottom couple of charts here are
15 some amendments to the zoning standards for the design
16 that's in front of you. It include things like
17 building dimensions, units per structure, parking size,
18 aisle size, and loading and spaces.

19 Go to the next slide. So, in
20 particular, with the champion white oak, as we started
21 working on this project, we understood the importance
22 of the champion white oak and the preservation of it.
23 We worked hard to kind of preserve and incorporate it
24 into the design that we're presenting before you today.

25 There's a couple of slides,

1 pictures, that I'll walk through here. On the
2 left-hand side is an aerial shot of the tree from
3 Google. You can see the red outline is the area that
4 was investigated. That shows what the second picture
5 in the middle is showing. We've tried to identify
6 exactly where all the root systems were for this tree.
7 If you go to the right, there is a garage on the far
8 side of the screen. You see, obviously, the tree with
9 a big S on it, that means save, and the red outline,
10 that Sara can trace as well, is going to be the extent
11 of where we believe that root system to be.

12 You can see, from this, that the
13 existing parking lot boundary that's there today is in
14 blue with the proposed in green. The goal is to
15 preserve the tree but also to push back the future
16 parking lot further away to ensure the safety and
17 preservation of the tree, and we do show, as well,
18 zoomed in so you see a better view. We do show a
19 connectivity, that Sara can trace here, with a walking
20 path from the baseball field past the champion white
21 oak.

22 As part of this development, we had
23 to do extensive design and review with not only town
24 staff but peer review. One of the big factors of this
25 is, obviously, stormwater management and flooding. So,

1 as a reminder, we're designing towards regulations,
2 including 2004 Connecticut Stormwater Quality Manual,
3 2002 Erosion Sedimentation Control Guidelines and,
4 obviously, the Town of West Hartford regulations. The
5 goal, obviously, for stormwater improvements is for
6 water quality, pre versus post flow mitigation and 80
7 percent TSS removal. TSS stands for total suspended
8 solids -- existing trans patterns and outfalls. If
9 anyone's been on the site recently, obviously you've
10 seen that in the existing parking lot there is a
11 stormwater management system for that parking lot.
12 It's very outdated, very rudimentary. Significant
13 maintenance would need to occur for it to be
14 semi-functional and it wouldn't pass the test for a new
15 development today. So we're making massive
16 improvements to improve that system, along with the
17 residential developments you see here.

18 So in addition to the stormwater
19 improvements associated with the project, there's a
20 flooding FEMA component. Sara can trace this for
21 everybody. There's a St. Joseph's brook that bisects
22 this parcel from the baseball field to this
23 development.

24 The town requires a no rise
25 certification approved by town staff. What that really

1 means is that we're maintaining flood capacity onsite,
2 providing compensatory storage within the same
3 hydraulic reach and that we analyze that up to and
4 including 100 year flood evasion. What that really
5 means, long term, is that there is going to be no
6 additional flooding related on site within the
7 neighborhood, based on the development of what we're
8 showing here tonight.

9 In addition to that, there are some
10 town led drainage improvements that are going on. Some
11 of that is adjacent to this project and we're
12 coordinating our efforts with that separate design team
13 and town staff for the improvements that are ongoing.

14 Next slide. This is a reminder for
15 anyone that was involved as part of the wetlands
16 application. Obviously, there's wetlands on the
17 property, mainly adjacent to St. Joseph's Brook that
18 are traced bisecting the property. We have three
19 really main components we just want to summarize.
20 We're doing wetland creations areas and repairing
21 enhancement areas, buffering enhancement areas, and the
22 total is 152,000 square feet, which is a little over
23 three and a half acres of improvements in terms of
24 vegetation. There is a small direct wetland impact for
25 a stormwater outfall that is currently eroded and

1 basically we're proposing to fix that and do this 3 and
2 a half acres of additional mitigation to offset the
3 ratio to 55 to 1, which is a great number.

4 I'm going to pass you to our traffic
5 expert, and then I will be back.

6 MR. BALTRAMAITIS: Thank you, Matt.
7 Good evening. For the record, I'm Rob Baltramaitis
8 consulting traffic engineer, as Attorney Pearson
9 stated, with more than 30 years in Connecticut.

10 When I testify as traffic engineer,
11 I do like to qualify myself. I'll be very brief. In
12 addition to being in the profession for 30 years, the
13 last 24 has also been in the capacity as a municipal
14 engineer and eventually a public works director for a
15 moderately sized, relatively large Connecticut
16 municipality. The reason that's significant I,
17 obviously, review traffic impact studies and plans, I
18 provide input to our land use boards, our legal traffic
19 authority but maybe, more importantly, we also, and I
20 personally maintain and operate 30 town-owned track
21 signals. That's relevant because when reviewing
22 applications, I see what those impacts are and I know
23 how to mitigate them.

24 BL Companies is the engineer of
25 record. They bring me in sometimes and, in this case,

1 on larger projects really to collaborate with them
2 during the preparation for a traffic study, so that it
3 basically has that municipal peer review component, if
4 you will. So with that, I'll begin.

5 The traffic impact study was
6 prepared by BL Companies. It's dated January 24th and
7 revised through March of this year. We did some
8 revisions to address some staff comments that came
9 along. Like many traffic studies, it is very
10 voluminous. It's 700 pages, and I tend to keep this as
11 a very high level overview for you, of course, get into
12 the reasoning of anything we need to.

13 With that, the purpose of a traffic
14 study is to determine the impact that a land use
15 project would have on an adjacent roadway network and
16 also to recommend mitigation strategies that are still
17 required. We do that by building, modeling, and
18 comparing traffic scenarios -- three different traffic
19 scenarios, and those are your existing conditions, your
20 future no-build conditions, and your build conditions,
21 and I'll explain those in a little more detail.

22 The traffic study considers peak
23 hours of weekday morning computer peak times, afternoon
24 peak times, as well as Saturday midday. And that is
25 because that is when the traffic is highest on the

1 adjacent roadway network, but it's also when our
2 residential use has its piece, as well. We know if
3 we're studying during that coincidental peak of both,
4 if we can maintain acceptable operation, it will work
5 well during the non peak hours as well.

6 Next slide, please. This is our
7 study area. You see the blue star, that is 1700
8 Asylum. Again, keeping this very high level overview,
9 if you will, I'll tell you that there are 16
10 intersections that are considered as part of this
11 study; four to the north signalized along Albany
12 Avenue, three along Lawlor, three along -- I'm sorry,
13 five along Asylum and another three to the south along
14 Fern Street. It's a very extensive study area.

15 Generally rule of thumb following
16 ITE, or Institute of Transportation Engineering
17 guidelines, the general rule of thumb in determining a
18 study area for traffic impact is if your project is
19 going to have a 100 peak trips or more through that
20 intersection. That's when you might tend to see some
21 type of impact and it should be included. Most of
22 these intersections will not see that volume of
23 traffic, as you will hear.

24 Next slide, please. So what goes
25 into the these scenarios in the existing condition, of

1 course is our traffic volumes. So we go out, we do
2 manual count by turning movement at all of the study
3 locations, and we also collect roadway data; what are
4 the number of lanes, what are the lane widths, what are
5 the approach grades, what are the traffic controls? Is
6 it a stop control, is it signalized? If so, what are
7 the timing patterns, and these are all things that
8 build these models that we use later through our
9 analysis.

10 Next slide. So once we have those
11 existing conditions, the next step is to build our
12 no-build scenario. What no-build is it's the existing
13 traffic in the future at the time of the project
14 completion, but it does not include traffic. In our
15 case we want to know what are the existing conditions
16 in 2027, three years from now, when this project has
17 been phased out and complete. So to do that we need to
18 project out our existing volumes. In this case we use
19 a nominal but applicable 1 percent background goal for
20 each of the existing traffic volume, and we also add
21 into the no-build building traffic that's associated
22 with other developments that are approved in the area.
23 We had discussions with the town, with the state of
24 Connecticut. Our no-build also includes traffic from
25 projects at 900 Farmington Avenue, 920, 924 Farmington

1 Avenue, and 950 Trout Brook Drive. This is also the
2 place where it would be appropriate if you had a future
3 roadway project or signal timing change, we would also
4 include that in background conditions or no-build
5 conditions, but that's not the case here for the next
6 3-year projection.

7 The next slide. Net is the build
8 conditions. That's that future in 2027 when this
9 project comes on-line and we have to add our new site
10 traffic to that adjacent roadway network model and we
11 do that, we apply it to the adjacent roadway network,
12 of course, assuming we're going to have a full access
13 driveway along Trout Brook Drive.

14 And the next slide, please. Okay.
15 How do we determine what the new traffic volumes are.
16 Those estimates come from ITE, again Institute of
17 Transportation, trip generation manual. It's 11th
18 edition, and that manual is a compilation of studies
19 that compares new site traffic to some measurable
20 component of the development. In the case of retail,
21 it might be a total square footage. If it's hotel, you
22 use a number of guess rooms. For residential
23 development, clearly it's the number of units.

24 Next slide. And this is really the
25 crux of it. So what this is telling us is during any

1 of these peak hours, the 322 residential units are
2 projected to generate 122 total morning trips, 120
3 afternoon trips, and 124 Saturday midday trips. I want
4 you to remember those volumes is about 120 peak hour
5 trips, because I think it's relative when we get to the
6 end.

7 The next slide. So now that we have
8 our three conditions, our existing conditions, our
9 future no-build and our future build condition. We
10 have those models, we need to analyze them. We do that
11 using software. It's entitled SYNCHRO. It's put out
12 by traffic wear. It's the industry standard for
13 modeling and analyzing infrastructure. You take all of
14 those components that I mentioned; the roadway network
15 information, the volume, the traffic controls, and at
16 the end of the day what it's going is it's telling us
17 how does the intersection operate, and what it's
18 measuring, besides the vehicular capacity, it's
19 measuring the average driver delay, and based on that
20 delay the operation is assigned a letter grade, much
21 like schools, where A is very good and F is at failing
22 or at capacity.

23 Next slide. So we do that for all
24 of our study intersections. We do it for the existing
25 no-build and build conditions, and we do it for the

1 morning, the afternoon, and the Saturday midday peak
2 period, and that's why this is a lot of information.
3 This is why this traffic study is 700 pages. I like
4 this graphic, because it shows you for all of the
5 studied intersections, if you compare the overall
6 levels of service for any of these intersections from
7 your no-build to build condition, what you'll see is
8 that there's overall no impact by this development.

9 I'm going to make a statement about
10 traffic engineering. Again, having done this a long
11 time and, again, being a municipal engineer -- I'm a
12 civil engineer, as well. When I first got into traffic
13 engineering, I remember being told people think it's
14 voodoo. Two traffic engineers are going to give you
15 two different answers. It shouldn't be the case. When
16 you're analyzing a roadway network, those factors that
17 go into modeling and intersection are no different than
18 any other engineering system, like a pipe network.
19 You're determining what is the capacity of that pipe,
20 what's the volume coming through it, what's the reserve
21 capacity. Traffic engineering is the same thing.

22 So, with that, the one intersection
23 that we have is the intersection at Trout Brook at
24 Albany and King Phillip. In the morning, that projects
25 to go from a level of service D to a level of service

1 E. While that might sound significant, it's going from
2 a bad D to a very good E. The overall delay increase
3 is less than 4 seconds. It's really not noticeable by
4 the average driver. And we find that for really all of
5 the 16 intersections.

6 Again, like any engineering system,
7 if I add a drop of water to a pipe network, there's an
8 impact, but is it significant. It's the same with
9 traffic.

10 So the next slide. So really
11 conclusions, it is, as far as the adjacent roadway
12 network, there is no need for mitigation, there's no
13 need for intersection widening, there's no need, with
14 the project at 1700 Asylum Avenue to modify signal
15 timing. What we are recommending is a driveway that's
16 stop controlled along Trout Brook Drive. We're
17 recommending that it has separate left turn and right
18 turn egress lanes, that the stop controls be in
19 conformance with the Manual of Uniform Traffic Control
20 Devices.

21 But, most significantly, and this is
22 why I think we're mitigating the one possible impact of
23 this development, Trout Brook is obviously a 4-lane
24 highway, two lanes in each direction. We're going to
25 be creating left turns into this site. We're proposing

1 to widen Trout Brook on the site side of the roadway to
2 create a fifth or middle lane for an exclusive left
3 turn lane into the site. So by pulling those left
4 turners out, we're not impeding the southbound through
5 traffic, and that's very, very important.

6 Furthermore, those improvement will
7 carried further to the south to also serve the driveway
8 to the ball field with and exclusive left turn lane
9 into the site.

10 That is a general, again, very high
11 overview of the traffic studies, its findings, myself
12 and the rest of the team will be here to answer
13 questions and concerns. Thank you.

14 MR. BURTON: For the record, Matt
15 Burton. Transitioning here to the landscape plan.
16 This plan will not be -- you'll see it a little more
17 clearly and artistically from the rendering the
18 architect will be talking about shortly. Just to know
19 the importance, we'll see more numbering on the next
20 slide. We'll be providing a significant amount of
21 landscaping that not only complies or exceeds a lot of
22 the zoning requirements in town, in addition to the
23 three and a half acres of wetland mitigation that I
24 mentioned earlier.

25 Go to the next slide. Most people

1 care about the numbers. So the dedicated trees that
2 are on the property, obviously, provide value to the
3 community here and we wanted to try to quantify that.
4 This is a study that was done to not only count the
5 trees, the quality of the trees. There are about 517
6 trees currently on the property. We are proposing to
7 demolish around 116 of those to make way for the
8 proposed development, some of those which are dead. We
9 are proposing to plant over 400 trees on the property.
10 If you do that math, the bottom number is really the
11 key. Total number of trees, post development, is 823,
12 which is a significant increase from what is there now.
13 Again, you'll see a good rendering later in the
14 presentation from the architect showing the actual look
15 and feel of the proposed landscaping, along with the
16 proposed building architecture, as well.

17 The next slide. So, importantly,
18 obviously, is not just planning and executing of this
19 landscaping, but maintaining it. So a couple of key
20 points I wanted to point out here. One is the wetland
21 mitigation plan. This is a plan to make sure that this
22 wetland mitigation that I talk about that's 3 and a
23 half acres is not only installed properly but
24 maintained at milestone years to make sure that it's
25 doing what we intended it to do. So that covers the

1 wetland, the enhancement. It goes through year 1
2 through 5, 6 to 10. Overall, obviously, nothing stops.
3 Going to the stewardship plan, which is really the
4 long-term maintenance of the entire site, the
5 landscaping maintenance, things of that nature. That
6 runs -- maintenance of the property.

7 And then, lastly, I think
8 importantly, it's a conservation easement. Sara can
9 trace it with her pointer. The area that you see in
10 blue here, which goes all the way from Lawler down to
11 the baseball field up to St. Joseph's University and
12 really encompasses not only the St. Joseph's Brook, the
13 adjacent wetlands, but also we're proposing to put that
14 in the conservation, not only to protect that important
15 environmental act but also to share a buffer in the
16 development within that area.

17 I will pass it over to Michael
18 Lawson of Minno Wasko Architects.

19 MR. LAWSON: Good evening, everyone.
20 My name is Michael Lawson. I'm with Minno Wasko
21 architects and planners. We're excited to present this
22 project to you today. As you will see, up on the
23 screen right now, this is the overall site plan of the
24 proposed project. It includes four distinct buildings
25 on the site. You will see those at A, B, C, and D, and

1 the inclusive parking surrounding them for each of the
2 different buildings.

3 You'll also notice on site there are
4 several outbuildings that include several garages, as
5 well as a maintenance building along the periphery of
6 the site. You'll see some facade and overall
7 architectural renderings later on in the presentation
8 to show you what kind of aesthetics we're proposing for
9 the site.

10 You'll also see on the right-hand
11 side, to orient you, you have the baseball fields with
12 the secluded parking for those -- for the baseball
13 fields on the one side and our entry to the residential
14 component of the site located right at the center.
15 That includes a very welcoming entry to the site that
16 has a central median, as well as some large signage
17 there that really greets you to the overall residential
18 development that we have proposed.

19 On either side of the central green
20 space that really acts as a parking communal space for
21 the residential development. You'll see the two sister
22 buildings, A and B, and then the main lobby with a drop
23 off space for Uber, Lyft, as well as packages located
24 in building D. Associated with that is our overall
25 clubhouse, that includes many amenities that we'll get

1 into later on in the presentation, but also exterior
2 amenities, including outdoor barbecue areas, outdoor
3 community courtyard areas, as well as a pool. That
4 gives you kind of an overview of those main components.

5 In terms of statistics, as Matt
6 alluded to, we have 322 proposed dwelling units on the
7 site. 115 of those, 36 percent, are one bedrooms; 207
8 of those are two bedrooms, which is 64 percent. In
9 terms of the buildings and where those units are
10 located on the site, in building A we have 72 units,
11 and Sara are will kind of denote where we go as we go
12 around. Building B, that's a sister building, that has
13 72 units, as well. Building C, which is the smallest
14 building, that has 45 units, and the largest building
15 as 133 units and that is, of course, where we have our
16 clubhouse and main lobby space.

17 In terms of parking, we have the 558
18 total parking spaces, which is a 1.73 spaces per
19 dwelling unit associated just with the residential, and
20 34 of the spaces are in garages on the periphery of the
21 site, as I indicated previously.

22 If you can go to the next. So this
23 slide really shows you some theme imagery of the way
24 the site is looking at from a planning perspective, as
25 well as a landscaping architecture perspective. The

1 idea here is to enhance the meadow-like quality of the
2 site that exists there with the wetlands and the brook
3 that's currently onsite. We do this with naturalistic
4 landscaping, which is being done by our landscape
5 architect, as well as a lot of pollenating gardens,
6 natural things that are part of the ecosystem of West
7 Hartford, and we look to create that in the new
8 development and bring that into the new development.
9 We think of that as an extra amenity to the residents
10 that will call this place home.

11 Next slide, please. As we go
12 further into this, you can really start to see how we
13 created the distinct entry point, the main communal
14 park located right at the entry, as well as how we then
15 created areas for naturalistic landscape, as well as
16 the preservation of the championship oak. Having those
17 connections throughout the site are really important to
18 its overall urban planning and having pedestrian
19 connections to the site are important as we look at the
20 whole site in its context.

21 You'll see, this is the ground floor
22 of all the residential buildings. Here you can truly
23 see view how we are placing the main lobby spaces for
24 the overall development in building D with the
25 clubhouse associated there.

1 You'll see also two other lobby
2 spaces for buildings A and B with the mechanical and
3 refuse areas located in the rear of those buildings so
4 that they do not -- are not shown along Trout Brook,
5 and the same thing goes for building C, having a lobby
6 space on the one side with mechanical and utilities on
7 the opposite.

8 The reason I bring that up is for
9 the next slide that we go to, and this shows you how
10 our trash is really dealt with. Of course, in any
11 residential development, you always have those kinds of
12 things that are utilitarian that we have to deal with.

13 The way that we design or building
14 for developments like this, we have trash chutes
15 located in the building. Those are accessed on each
16 individual floor and then go down to a refuse
17 termination room that's located within the building.
18 You're not having to have big trash enclosures on site.
19 These are located inclusive to the building. They are
20 hydraulically located and you have a compactor located
21 in a refuse termination room that creates compacted
22 trash so we can store more of that onsite for a certain
23 amount of time. What happens on trash days, which
24 happens about two to three times a week, is that for
25 about 15 minutes those compactors are brought outside,

1 they are loaded onto a trash truck and they are hauled
2 off the site by a third party consultant.

3 As you see the plan here, you can
4 see that we have these dedicated -- a parking space
5 that is striped off for that loading operation to occur
6 at each of those refuse termination areas on the plan.
7 The truck would pull up into the different areas, pick
8 up the trash, and then haul it away. That usually
9 happens within 15 to 30 minutes, and this happens in
10 the parking lot areas.

11 Next slide, please. So this really
12 gives you now a glimpse of what we're proposing here
13 onsite. This is an overall aerial view of the central
14 lawn area and the central communal -- the parks that
15 we're creating here. You can also see the landscaping
16 that we're really taking a big stride here in creating
17 that meadow-like field.

18 I'm here to present the
19 architecture. The architecture here, we really looked
20 at what West Hartford has through it's downtown, and
21 one of the things that we saw is a really distinct red
22 brick, and we wanted to bring that red brick into this
23 community, as well. You'll see we used that as our
24 base building block, and you'll see that the base --
25 we've broken the buildings up into a base, a middle,

1 and a top, and we used different materials in that way
2 to create our material pallet. On the base of the
3 building -- you'll see on all the buildings we have a
4 red brick that's really rich and really says a lot to
5 what we're trying to create from West Hartford. We
6 have punched windows in there and then we transition
7 into different materials in the mid portion of the
8 building. That includes fiber cement sidings, board
9 and batten, as well as panels.

10 As we move to the top, we transition
11 to a lighter color of those materials. That allows for
12 step backs to occur along Trout Brook. Those are about
13 30 feet at the top floor. That top floor is actually
14 set back.

15 All of these buildings are five
16 stories, but one of the things that we heard in working
17 with the city, we saw that along Trout Brook, that
18 really wanted to have a 4-story reading. That's where
19 you get that step back to occur on that 5th story. The
20 5th story is set back 30 feet, which is very extensive,
21 and in that area we're actually going to talk to roof
22 terraces and amenities in a few minutes on what we're
23 actually doing there to program that space.

24 This is an another view. As we look
25 down the center portion here, you can see the signage

1 that we're proposing, the elegant entry that we're
2 creating here. You can also see how we're accenting
3 where that main lobby space is in building D. It
4 allows you to come into the site and know, really, as
5 you look at the buildings, where that main lobby space
6 is, where the entry where visitors should go on the
7 site. You'll see, also, we've designated different
8 materiality for that entry point for the building D and
9 the clubhouse and the lobby space.

10 Next slide, please. Here you can
11 see what we've done there. We have a nice strong
12 canopy with signage on the top. Of course, it won't
13 say residential. It will probably say the brand of the
14 building. We think this is an elegant approach as you
15 come into and are greeted for the development. Here we
16 would have pavers located at the drop-off location.
17 This would be used for Uber, Lyft, as well as packages
18 from FedEx and all the like, Amazon, and all those
19 different things, but one of the main things here is
20 that it's located off of the main circulation element
21 of the overall neighborhood. So this all happens on
22 the site. It is not worried about traffic or blocking
23 traffic. This all happens on the site and not in a
24 parking lane somewhere on the site either.

25 You'll see that we have large

1 windows, as well, on this facade and we treat the
2 corners differently. We're accenting the corners with
3 different colors and different materiality, as well as
4 large windows, which we think really enlivens the
5 residential units on that side.

6 Next slide, please. This is where
7 we get into the some of the amenities and the types of
8 amenities that we are proposing. Garden Homes brings a
9 wealth of knowledge when it comes to the type of
10 amenities that we work with them on in terms of
11 programming the space. This includes club rooms, as
12 well as yoga areas, fitness areas, co-working spaces
13 that have become very popular, especially during the
14 pandemic.

15 Outdoor amenities are just as
16 important, so having barbecue grills and landscape
17 features, as well as lounge areas, as well as a pool,
18 really enhance the overall living experience and create
19 that place where people want to live.

20 Next slide, please. These are
21 images from our projects and the level of finish that
22 Garden Homes brings to every one of their projects.
23 You can see different apartment units shown in here,
24 the different kitchens and living room areas and
25 bedroom areas, as well as the type of amenities that

1 would be located here. A lot of times you have areas
2 for common cooking or you have fitness areas; as I
3 said, co-working spaces and club rooms for all the
4 residents to enjoy.

5 Next slide, please. That leaves us
6 to the outdoor amenities. As I stated before, these
7 are important as the indoor amenities. One of the
8 things that we wanted to highlight here is our
9 landscape architect took great pride in making sure we
10 that we were bring the overall naturalistic
11 environment, that was so important, around the site
12 with the meadows, and those kinds of things, into this
13 courtyard area, so it felt the same as what was
14 happening throughout the site. This included wood-like
15 composite trellises, as well as really nice pavers,
16 concrete pavers, as well as tile pavers, areas for
17 lounge around the pool, as well as barbecue grills so
18 that you can bring out your food, cook it, and go back
19 to your unit. These are important elements that create
20 a great lifestyle.

21 Next slide, please. That leaves us
22 to the next set of exterior amenities that we're
23 proposing on the building. These are the roof terrace.
24 There are three roof terraces proposed for this
25 project; one on building A, one on building B, and one

1 on building D. So one of the things was, when we were
2 looking at stepping back the building, was what were
3 you actually going to do in that step back, and one of
4 the things that we worked with the city on was really
5 programming that space to be a space that community
6 residents could enjoy, residents of the community could
7 enjoy. So that includes outdoor barbecue pits, outdoor
8 fire areas, lounge areas, all in that area, and they
9 include the same type of finish as what I just
10 discussed in the courtyard, so it all kind of
11 cohesively works together.

12 Go to the next slide, please. So
13 you can see close-ups now of that programming. We have
14 several shade structures. We have bar and counter
15 stools, a barbecue area, high top tables, high top
16 seating with tables and outdoor fireplace. Here is
17 just some imagery of what some of that stuff would look
18 like on the site.

19 Next slide, please. So the next two
20 slides that I have here are showing you what the view
21 of the project -- what you would look like as you
22 approached the project on the Trout Brook from the
23 north and the south. Here you can really see that we
24 stepped back that building tremendously on that stop
25 floor, so you do only have a 4-story reading along

1 Trout Brook. That was very important. One of the
2 other things that was important, too, was the buffer
3 zone between Trout Brook and the billing. That's where
4 we did extensive landscaping, bringing that metal like
5 concept along Trout Brook.

6 One of the other components is
7 having a sidewalk on this side of Trout Brook for
8 pedestrian connection, which we think is important.
9 Some of the other things, in terms of the architecture
10 that we're looking at here, is how we accented the
11 corners with large glass in those residential units,
12 how we have that brick coming up, essentially sometimes
13 to the third and fourth floors and how we're using
14 punched windows to accent that in a way that's
15 traditional to West Hartford.

16 Next slide. This is looking from
17 the opposite view along Trout Brook. Same step back,
18 same components on the street and same building
19 architecture and vernacular that you can see for both
20 buildings A and B.

21 The overall material pallet, we like
22 to kind of just talk about this very briefly, but it
23 includes, as I said, the red brick, which is custom to
24 West Hartford. It includes a light gray brick as just
25 a -- it's like areas of the building, as well as

1 different fiber cement panel colors, as well the board
2 and batten.

3 One of the things we're proposing is
4 a metal railing, as well as a glass railing, a metal
5 canopy, and exterior down lighting. The fixture, even
6 though it can go up, is only going to go down.

7 Next slide, please. So that leads
8 us into some of the utilitarian components of the
9 project, and that includes our garages, as well as our
10 maintenance building. We're using the same materials
11 here, just in a different way. This includes siding,
12 as well as the red brick and the waterline, so that
13 these buildings look compatible with the residential
14 buildings that we're proposing onsite.

15 Next slide, please. The next thing
16 is sustainability features, and these are extremely
17 important as we go through and design buildings in this
18 day and era. And Garden Homes makes sure that they
19 bring these components to every one of their projects.
20 So you can see here, I'll just read through some of
21 these, but we are developing on a previously developed
22 property, which is makes this our redevelopment green
23 facility. We are proposing bicycle facilities on site,
24 we are proposing EV charging infrastructures. 10
25 percent of those will be actual chargers, day 1, and 20

1 percent, in total, will be infrastructured. So there
2 will be piping conduit located within these different
3 areas of the parking areas to allow for future EV
4 capability.

5 We are looking at light pollution
6 reduction. Some of that is the outdoor lighting,
7 having only down lighting for dark site compliance. We
8 are looking at environmentally favorable materials when
9 we go inspect our materials for the exterior of the
10 building. We're also looking at construction and
11 demolition waste management practices, so that we are
12 diverting less than 75 percent of those waste portions
13 to landfills.

14 We are proposing low emitting
15 materials, we are proposing a smoke-free environment,
16 which is very important; individual water metering so
17 that water usage remains low; low flow fixtures, which
18 helps in having that happen throughout every
19 residential unit. We're also optimizing energy
20 performance by using an energy model and Energy Star
21 mechanical equipment. We are proposing an R21
22 insulation wall and an R38 roof insulation which is
23 just slightly higher than what you would typically find
24 on these kinds of projects.

25 In each of the different units, we

1 are providing a controlled HVAC, so that will have a
2 programmable thermostat, which is always nice for those
3 residences. We also -- unit daylighting is very
4 important. What unit daylighting means is that the
5 units are not overly -- so it allows for that 30-foot
6 to be your overall residential depth and allows for
7 light to come from the exterior building into the
8 living rooms, the bedrooms, and kitchen areas of each
9 of those units.

10 We are looking to optimize our
11 acoustic performance with out HVAC unit. We're hoping
12 to limit the background noise as part of the building
13 envelop. We are providing for 100 percent LED light
14 fixtures and Energy Star light fixtures on site. We
15 are using water efficient landscaping, low E windows,
16 and we are proposing a light color roof to reduce the
17 heat island effect throughout the building.

18 Next slide, please. So I leave you
19 with this rendering to really show you the welcoming
20 environment that we're creating on site with the
21 architecture and the overall urban planning concept
22 that I discussed today. We're really excited to
23 hopefully make this a reality here in West Hartford.
24 Thank you so much.

25 MS. PEARSON: I'd like to quickly go

1 through the outreach efforts that we have made. This
2 proposal that's before you this evening has been a long
3 time in getting from initial design stages to this
4 point in time where it is before you. So we have had,
5 I think it's fair to say, significant input from
6 various constituents, agencies town staff, and the
7 public throughout this process and, accordingly, we
8 have, over months, made many, many changes to this
9 development to get to the point where we are this
10 evening where you have an opportunity to review and
11 consider whether or not it's worthy of approval.

12 But just to quickly go through them
13 for you. In March of 2023 we began our process of
14 going door to door through the neighborhood. We left
15 materials and encouraged people to visit the project
16 website to follow project updates and design. We had
17 hoped that it would be a place for some dialog and
18 input from the community with regard to issues or
19 questions they might have.

20 We did solicit, by mail, opinions in
21 May of 2023 from neighbors within 500 feet of the
22 radius of this 1700 site to see what comments might be
23 helpful for us in refining the application plans. In
24 September of 2023 we invited people, we have them a
25 mailing to update them on where we were in the process,

1 and on September 26th we had a neighborhood meeting at
2 St. Joseph University that was on both 1700 and 1800,
3 and it was very well attended and we received a lot of
4 input, some of which I'm just going to mention tonight.

5 We did not have a traffic report
6 ready at that time so we weren't able to share that
7 information, but our traffic report has been available
8 on the town's website for a long time, so people have
9 had a chance to take a look at it now.

10 One of the interesting comments we
11 received at that particular meeting, as well as a lot
12 of concern, and a lot of people expressed opposition to
13 the project, but a number also said this might be a
14 very good thing for West Hartford. One of the comments
15 that stood out to us, as a design team, was the concern
16 that was expressed about the possibility of having
17 places for empty nesters and people who would like to
18 leave their West Hartford single-family home to still
19 have a place to reside as they age, perhaps, in a
20 residential setting that would not be a strain for
21 them, could be first floor living, could be affordable,
22 and would eliminate the need for them to take care of
23 yards and lawns and exterior of homes, and things like
24 that. So I think that is one of the strong points that
25 is presented by this proposal for multifamily at this

1 location. It does meet that particular need and we
2 think it will be very desirable to people in West
3 Hartford as a result.

4 In December of 2023 we mailed an
5 update to the neighbors within 500 foot radius of the
6 1700 site describing the design changes that had been
7 made. In 2023 we also met several times with the
8 Bishops Corner Neighborhood Association. In February
9 and March of this year representatives of the applicant
10 met with the Economic Development Committee of the West
11 Hartford Chamber. In March of 2024 we did another, of
12 this year, we did another neighborhood mailing with an
13 update on the 1700 reviews, traffic studies, and
14 upcoming hearing.

15 I will note for you that we've had
16 very little traffic on our website, so if people do
17 have concerns, they haven't necessarily shared them
18 with us on the website itself. There's a large
19 contingency of the public here this evening, so I
20 assume we're going to hear what their concerns may be,
21 if they're still present, with regard to this
22 application.

23 The website remained updated through
24 this process and, again, I want to underscore that we
25 have made significant changes through this whole design

1 process, which included many months of going through
2 the inland/wetland permitting review process between
3 staff and the agency itself. So one cannot say that
4 this is not a development or a design that the public
5 is not intimately familiar with at this stage. We
6 welcome the comments that we may hear this evening, and
7 we certainly hope we've been able to allay a lot of the
8 concerns that have been raised as we've gone through
9 this process.

10 I would like to just note, in
11 conclusion -- we can go to the findings. I am not
12 going to spend a lot of time going through it, unless
13 you ask me specific questions, but we have presented
14 all the reasons we believe this application complies
15 with the Section 177-44 code standards that you have to
16 consider in making a decision on a special development
17 district application. Those are set out, I think it's
18 a page and a half, in terms of our argument in favor of
19 our position that we meet the findings that we have to
20 make. Those are in our application letter. I
21 encourage you to revisit those if you have any
22 questions. In terms of making a decision on the
23 underlying zone change from R-10 to RM-MS, as well as
24 the decision on adopting an SDD for this site, which
25 is, in and of itself, another zone change, it is

1 important that we have substantiated for you that this
2 proposal complies with your plan of conservation and
3 development, and, to that end, rather than listening to
4 me, I'd like to direct your attention to the letter
5 from the Planning & Zoning Commission on March 7, 2024.
6 At their March 4th meeting they did adopt a resolution
7 recommending that the council favorably review this
8 application and, importantly, they said that the
9 majority finds it consistent with and furthering the
10 overall vision of the plan of conservation and
11 development. It notes that the proposed development is
12 consistent with the neighborhoods and housing section
13 goal and strategies to enhance and maintain West
14 Hartford's existing neighborhoods and encourage
15 diversity of housing types and costs to provide access
16 and availability of housing options to current and
17 future residence.

18 Two, it says the proposed
19 development is consistent with the open space and
20 environmental section goals to preserve, protect,
21 enhance, and promote open space and our fragile natural
22 systems in concert with managing responsible growth and
23 development.

24 And you just heard Mr. Lawson talk
25 about the some of the ways that we feel that this is

1 responsible and sustainable in terms of the attributes
2 of this particular development.

3 And, finally, they noted that the
4 proposed development is consistent with the land use
5 section goal to sustain and preserve the Town of West
6 Hartford as a balanced community maintaining and
7 promoting neighborhood quality and open space in
8 conjunction with the principles of smart, sustainable
9 growth.

10 Moving on to the other thoughts I'd
11 like to leave you with. This application is described
12 on BL. We provided stormwater quality measures and
13 detention where none exist on that existing sizable
14 parking lot today. The water lands on that parking lot
15 with any materials that have been deposited on that
16 parking lot, and it is not treated or directed in any
17 way before it flows into the existing stormwater
18 systems and brooks along that property. This will
19 change all of that, and that is why the wetland agency
20 made a favorable decision on the wetland application,
21 or one of the reasons.

22 There is no impact on flooding, a
23 big concern of the neighborhood, as a result of this
24 development. The development preserves that white oak
25 tree. Inland/wetlands spent a lot of time on that and,

1 we spent a lot of time revising our plans to make sure
2 we would say that the best possible treatment that
3 could take place, above and beyond, in fact, the
4 existing situation where the parking lot is currently
5 configured will be achieved by the plan changes that we
6 propose with regard to that tree.

7 We will be preserving the baseball
8 field and, more importantly, providing, at the
9 developer's or owner's expense, a dedicated parking
10 lot, just for the baseball use, of 100 parking spaces.
11 We will be providing sidewalks for walkability and
12 connectivity both through the site to that ball field
13 and also along Trout Brook Drive.

14 We are increasing, and this is
15 important, the diversity and dwelling types and
16 affordability in keeping with your plan of conversation
17 and development, as noted. There are 322 units; 8
18 percent of them will be affordable, or 26 units. We've
19 already provide add plan to show, throughout this
20 development, where those units will be located. This
21 is more than any of the more recent developments have
22 set aside, such as -- well, I forget the addresses, to
23 be perfectly honest. It goes beyond what other
24 developers have done in the immediate approval process
25 with the town council, and we're pleased to be able to

1 do this.

2 This development does meet the
3 express need for housing for empty nesters, which I
4 just alluded to, which has been a concern expressed to
5 us through our public meeting process, and I did note,
6 with interest, that the Senior Citizen Advisory
7 Committee is actually sponsoring, tomorrow, in
8 conjunction request the Town of West Hartford Economic
9 Development staff, a symposium, if you will, on what
10 can be done to further the opportunities for people who
11 would like to leave their single-family homes and find
12 a place to stay and age in the community in which they
13 have resided for so many years. So we're pleased and
14 believe this will help them do that.

15 We also heard this might be a very
16 desirable residential opportunity for St. Joseph -- the
17 University of St. Joseph's, which has many components
18 of their whole community that could avail itself of
19 housing opportunities proximate to the university site.

20 This development will increase the
21 tax base. Currently there are no taxes generated by
22 this parking lot on the property. We anticipate, and
23 we just did a quick -- this is probably a conservative;
24 ie, low estimation, of what the end result would be,
25 but we took the taxes that were being paid by Metro by

1 the Steele Road development and just applied that rate
2 to the units that are proposed for this development,
3 and it would, indeed, generate, conservatively, 1.6
4 million annual tax revenue to the town. That happens
5 to be -- that would make them one of the top five
6 taxpayers, if this application is approved.

7 Town staff reviewed comments have
8 been received. We understand that and I do have a
9 copy, I don't remember the date of the letter, but they
10 should be in your packet, that planning and engineering
11 have said that all of your concerns have been addressed
12 and, finally, you have a recommendation from the Design
13 Review Advisory Committee, which also recommended to
14 you approval of this application and, importantly, they
15 recommended it based on approval, given the
16 appropriateness of this design for this particular
17 site.

18 So, with that, I think we have
19 presented -- I'm looking at my team. I don't see
20 anybody jumping up and down to say anything further.
21 We certainly would like to have an opportunity to
22 respond to any comments that come up and to address any
23 neighborhood concerns that are raised, and we will
24 conclude our presentation this point. Thank you.

25 MAYOR CANTOR: Thank you, Attorney

1 Pearson, and thank you to the team, everybody who
2 spoke. We are going to start with the town clerk.
3 Have you received any written comments and we can start
4 collecting the signup sheets.

5 MR. DAVIDOFF: All the comments
6 received through last week have been uploaded to the
7 public hearing agenda. I have received the following
8 comments since that date; a letter in support from
9 Marina Creed and Ryan Keating, letters in opposition
10 from Debbie Cooper, Robert Garrey, Charlotte Gara, and
11 Joshua Indeck.

12 MAYOR CANTOR: Thank you, Mr.
13 Davidoff. We will now go to comments from the public.
14 Members of the public, before speaking, please state
15 your name and address. All speakers should be confined
16 to 3 minutes, except that persons providing the council
17 with a group dually authorized position on an issue may
18 speak up to 5 minutes, and we will begin with -- and if
19 you signed up like you're here, no pressure, but we're
20 happy to hear you speak. Sandra Rampertab and, on
21 deck, Ruth Miller.

22 MS. RAMPERTAB: Good afternoon. I'm
23 just having my friend Ruth here set up the posters.
24 Thank you for your time.

25 My name is Sandra Rampertab, 3

1 Pilgrim Road, West Hartford. Tall towering buildings
2 proposed for 1700 sited right on the street do not
3 belong in our neighborhood for a variety of reasons.
4 The areas with black roads colored red with the large
5 buildings in black rectangle are commercial areas that
6 serve the entire town with shopping and signing. Blue
7 Back has especially tall buildings sited right next to
8 sidewalks and curbs. These work because they create a
9 scaled down urban street scape in an essentially small
10 context.

11 The large yellow colored area is our
12 neighborhood. It's densely filled with modest
13 single-family homes. Even all of the Asylum Avenue and
14 Trout Brook Drive north of Farmington are filled with
15 the same type of homes.

16 In the white area at the center of
17 our neighborhood are historic institutions well set
18 back from the street that have been there as long as
19 our homes. St. Mary's home from the 1890s, the
20 University of St. Joseph's from '30s, and the former
21 UConn campus from 1960.

22 In 2018, the town, with pride,
23 sponsored a vision and process for future uses for the
24 UConn campus which was closing. Residents
25 overwhelmingly voted for making a public park of this

1 wet prefilled land; however, the town failed to
2 consider the wishes of the West Hartford residents.
3 The result was a proposal for massive residential
4 buildings that do not fit in this neighborhood. I,
5 therefore, argue not to approve zoning for 1700 Asylum
6 for the current proposal, but instead require that the
7 developer consult with neighbors of the community to
8 rework a scaled down version of the plan before the
9 rezoning can be approved. Thank you for your time.

10 MAYOR CANTOR: Next is Ruth Miller.
11 Our next speaker after that is Jim Miller.

12 MS. RUTH MILLER: This refers to the
13 last page in -- my name is Ruth Miller, and I live at
14 1669 Asylum. According to West Hartford's standards
15 for a special development district, any such
16 development must be in harmony with the actual or
17 permitted development of adjacent properties. The town
18 council should require that the developers of 1700
19 Asylum negotiate, design, and site conditions with
20 neighborhood residents. It happened a decade ago when
21 the residences at Steele Road were built. Completely,
22 as a result of those negotiations, the residences at
23 Steele Road now are part of the harmonious history of
24 coexistence in our beautiful neighborhood.

25 Historically, respectful building

1 setbacks proportional to building heights have been a
2 vital part of the universal character of our
3 neighborhood. Example, a typical single-family
4 resident in the neighborhood has two stories, the home
5 is set back from the street about 42 feet. So the step
6 back from the street is about two times as far as the
7 house is tall, and often there are tall oaks at the
8 sidewalk.

9 Example, the University of St.
10 Joseph's immediately adjacent to 1700 Asylum has
11 buildings that are 2.5 stories set back 325 feet from
12 Asylum, about 12 times the height of the buildings.
13 There is a 50 to 60-foot band of street trees.

14 Example, the only multifamily units
15 currently in our neighborhood are the residences on
16 Steele Road founded as a special development district.
17 The front center building is two stories high with two
18 3-story buildings on each side of that place, short
19 table ends at the front. The 165 foot setback are five
20 times as long as the buildings are high. The 60 to
21 80-foot tree screen is filled with preserved full-blown
22 and newer just replaced evergreens, and our
23 neighborhood is all about proportionality between
24 building and street.

25 Now, compare the current plans for

1 1700 asylum. Two tall 4 to 5-story buildings looming
2 over Trout Brook Drive set back only 40 feet, the
3 minimum permitted, unlike anywhere in the neighborhood.
4 Building is height is taller than the setback. The
5 developers promised to plant wild flowers and white oak
6 trees on this tiny strip of soil. White oaks need at
7 least 100 feet of permeable store.

8 MAYOR CANTOR: Your time is up, so
9 please wind up.

10 MS. RUTH MILLER: The robust
11 development of neighborhood residences can help ensure
12 that 1700 Asylum truly remains in harmony that is
13 proportioned with the actual or permitted development.

14 MAYOR CANTOR: Thank you, Miss
15 Miller. Mr. Miller. The next person on deck is Lois
16 Bures.

17 MR. JIM MILLER: My name is Jim
18 Miller. I live at 1669 Asylum Avenue. In its current
19 2020-2030 plan of conversation and development our city
20 promises to balance, and I quote, growth with
21 preservation and enhancement of important environmental
22 resources. Does the planned development at 1700 Asylum
23 Avenue strike the right balance. Does it move West
24 Hartford closer to achieving the quote "sustainable
25 community", not just more LED light bulbs the plan also

1 envisions.

2 1700 Asylum is dissected by a branch
3 of the Trout Brook River. The state's Department of
4 Environment Energy has classified Trout Brook as an
5 impaired water body, unable to support recreation for a
6 aquatic life. The surrounding soil is a type of clay
7 that cannot absorb much water. As a result, the area
8 around Trout Brook, as everyone knows, is prone to
9 chronic flooding that has been worse in weeks and
10 years, probably because of climate change, despite the
11 city's ongoing efforts to mitigate these risks.

12 City planners in the past didn't
13 know what we now know today about the importance of
14 watershed and wetlands to achieving the truly
15 sustainable community. The general idea is to preserve
16 or increase vegetation and trees and to replace
17 concrete with permeable surfaces wherever precious
18 wetlands become available to restore, and in this way
19 create what some planners now call sponge cities.
20 Sponge cities are deliberately designed to minimize the
21 risks of flooding. Connecticut's latest 2024
22 Stormwater Quality Manual, not the 2020 version cited
23 by the developers, in fact encourages such best
24 practices, by expanding open spaces that can absorb
25 more stormwater when it rains.

1 Why not embrace such best practices.
2 You have a rare opportunity with 1700 Asylum to rectify
3 some of the mistakes made in the past by city planners
4 who don't know what we know today. It's also a chance
5 to take seriously the results of the community vision
6 statement that the committee commissioned in 2018. At
7 that time residents overwhelmingly preferred preserving
8 this area as a park or a public resource.

9 So here's my plea. Be bold,
10 reconsider the impulse to build, baby, build. Be
11 visionary, think green. Imagine a new park, grow a
12 garden city and do everything you can, not just the
13 legal minimum, to help mitigate the chronic flooding
14 that threatens the future of our beautiful city. Thank
15 you.

16 MAYOR CANTOR: Thank you, Mr.
17 Miller. Lois Bures and then Larry Schnitman.

18 MS. BURES: I think we all know when
19 we've been handed a shiny brochure for a new toy or, in
20 this case, a new development. I feel a bit like David
21 facing Goliath.

22 MAYOR CANTOR: Can you state your
23 name and address?

24 MS. BURES: Lois Bures, 319
25 Cumberland Road, West Hartford, Connecticut.

1 This project, Heritage Square
2 proposed by West Hartford 1, LLC has been in the
3 planning phase for a couple of years now. A lot has
4 been invested in the project both by the developer and
5 West Hartford town officials. Planning and zoning
6 encouraged you to approve this project. They should
7 have opposed it.

8 I'll say it over and over again,
9 this project is too big for our neighborhood. We don't
10 need all these new apartments. We're already building
11 apartments all over West Hartford. We do need homes
12 for new residents to purchase to live in, but
13 apparently there isn't much profit in building
14 single-family homes. As one of those maybe empty
15 nesters that was referenced to the September meeting, I
16 have paid off my mortgage, and I have absolutely no
17 desire to go renting a unit somewhere. So it's
18 definitely not in my benefit.

19 You, the town council, stand between
20 us, the neighbors, and this runaway freight train of a
21 development for a project of this size. I don't
22 understand why there isn't a townwide referendum on it.
23 Helping so few people okay a massive project that
24 impacts an entire neighbor and ghastly increases the
25 track on our streets, we're told not to consider 1800

1 Asylum Avenue. That's a huge project that's also going
2 to have a tremendous affect on our roads. You can't
3 separate the two properties. You can't say that this
4 property isn't affected by 1800 Asylum.

5 Please don't just rubber stamp this
6 proposal -- your approval of this project. Please
7 consider our neighborhood needs and wants. The
8 developer claims to have worked with neighbors in
9 planning this. I was at that September meeting and
10 only one gentleman that I heard mentioned that this is
11 what empty nesters would like to see. There was
12 tremendous opposition to the project.

13 MAYOR CANTOR: Your time is up, so
14 please wind up here.

15 MS. BIRD: We want a smaller
16 project, less buildings with fewer floors. We're
17 willing to compromise, and I'm wondering why is the
18 developer, West Hartford 1, LLC, not willing to
19 compromise. We would like you, the town, to
20 compromise, as well. When did the grand list become
21 more important than the residents who live here.

22 MAYOR CANTOR: Thank you. Next is
23 Larry Schnitman, and after that Charlotte Gara.

24 MR. SCHNITMAN: Hello. My name is
25 Larry Schnitman. I live at 319 Cumberland Road. I

1 know there are many people waiting to speak tonight, so
2 I'm going to keep my remarks short and to the point.
3 In quoting TPZ member Liz Gillette who cast the
4 descending vote on 2/22/24, she indicated at that time
5 it's too big and it doesn't fit the site. I, too,
6 object to this high density massive building structure.
7 We're not Stamford, Connecticut or some other large
8 metropolitan area. It's not about being afraid of
9 development or change or growth. My concerns have to
10 do with what kind of development is being proposed
11 here, whether it's the 1700 site or the 1800 site. I
12 know we want to divorce them and pretend the other side
13 doesn't exist. It's too big for this residential area
14 of single-family homes. It's not about changing a gate
15 or cutting down a tree or setting back the top floor of
16 the house so it -- to make it look less intimidating
17 when you're going down Trout Brook Drive. The solution
18 to the problem is scaling back. How about scaling back
19 five stories. People talked about the development on
20 Steele Road. I don't believe it is five stories tall.
21 I've been through that area myself.

22 So to consider billing homes that
23 reflect the character of the neighborhood is what I'm
24 asking you to consider here. Thank you very much for
25 your time.

1 MAYOR CANTOR: Thank you, Mr.
2 Schnitman. Charlotte Gara and after that Chris Conway.

3 MS. GARA: Charlotte Gara, 384 North
4 Quaker Lane. Heritage Park is not the right fit for
5 this site in West Hartford. We are voting and
6 taxpaying residents of West Hartford who live in single
7 family home zoned neighborhoods near this proposed
8 development. The Garden Homes slides are quite
9 misleading when it comes to shrubbery and trees. We
10 have been told they're showing what the shrubbery and
11 trees would look like about 20 years after the site was
12 built. We were told in previous hearings that the new
13 trees that were planted would have a diameter of
14 approximately 1 inch to 1 and a half inches. Nothing
15 remains static.

16 If 1700 Asylum Avenue progresses as
17 proposed by the developer, homes in the adjoining
18 neighbors, which I canvassed over three weeknights on
19 three separate weeks, are adversely affected. The
20 value of their houses, and this is Haynes, Lawlor, and
21 Trout Brook falls by 100 to 150,000 as homeowners are
22 currently finding out by speaking with real estate
23 agents. This affects the grand least. After all,
24 would you like to live across the street from a 4 or
25 5-story buildings towering over your home? I think

1 not.

2 Additionally, the nearby
3 neighborhood is a lovely family neighborhood and having
4 this multistory development so close to our
5 neighborhood would ruin the integrity of the
6 neighborhood. The proposed 1700 buildings very close
7 to Trout Brook, that's buildings A and B, are 40 feet,
8 approximately, from the curb. This needs to be
9 redesigned to maintain harmony with the neighborhood's
10 single-family residents and to prevent the feeling of
11 towering buildings and overcrowding of the land.

12 A recommendation would be that these
13 two buildings, A and B, be no more than three stories
14 tall in order to be in harmony with the neighborhood
15 and also set back from Trout Brook Drive by at least
16 150 feet. The developer could then use the land but
17 Trout Brook Drive for building parking spaces. This
18 would prevent two large buildings towering over this
19 part of land as we drive along Trout Brook.

20 MAYOR CANTOR: You time is up, so
21 wind up. Thank you.

22 MS. GARA: Just one comment. I
23 think Ruth Miller talked about the setbacks, St.
24 Joseph's 320 feet from the street. Miss Robin Pearson
25 tonight talked about the development of the North

1 Steele Road and that development is 160 to 190 feet
2 back from the road. Thank you.

3 MAYOR CANTOR: Thank you, Miss Gara.
4 The next person up is Chris Conway. After that Mike
5 Michaud.

6 MR. CONWAY: Good evening, Mayor,
7 town council, members of the public. For the record,
8 my name is Christopher Conway. I'm the president and
9 CEO of the West Hartford Chamber of Commerce at 948
10 Farmington Avenue.

11 The West Hartford Chamber of
12 Commerce Executive Committee, with input from the
13 chamber's economic committee supports the application
14 of the residents at Heritage Park at 1700 Asylum. On
15 February 1, 2024 and on March 7, 2024 Michael Johnson,
16 representative of the residence at Heritage Park met
17 with the chamber's economic development committee.

18 At the February 1st meeting Michael
19 provided a detailed overview of the Heritage Park
20 proposal and received feedback from the committee.
21 Committee members expressed concerns over the main
22 driveway gate and expressed they wanted to see 5
23 percent of the units affordable.

24 On March 7th Michael responded to
25 the concerns raised at the previous meeting, stating

1 the main gate had been removed and the affordable
2 component had been increased to 8 percent.

3 The chamber's executive committee
4 met on March 8th and voted to support the application
5 knowing the developer's responsiveness in making the
6 changes to address previous concerns raised by the
7 economic development committee. The chamber believes
8 that the redevelopment of 1700 Asylum will benefit the
9 town by replacing acres of surface parking with much
10 needed houses while also preserving the Miracle League
11 ball fields.

12 For these reasons, the West Hartford
13 Chamber urges the town council to approve the
14 residences at Heritage Park at 1700 Asylum.

15 MAYOR CANTOR: Thank you, Mr.
16 Conway. Mike Michaud is next and after that Jerry
17 Cotawicz.

18 MR. MICHAUD: My name is Mike
19 Michaud. I reside at 41 Hammick Road. I'm here as the
20 executive director of the Miracle League of Connecticut
21 and the past president of the Little League. We and
22 our organization are not taking a stand pro or con
23 against the project. We do appreciate the fact that
24 the ball fields were left in tact, but we do have
25 serious concerns about the amount of parking that is

1 being left for us. On any given evening, weekday
2 evening, there are about 90 players playing games there
3 at the same time. With just one car per player, that
4 would fill up the lot, but because we have such an
5 involved community and many generations, very often
6 grandparents or aunts and uncles or neighbors are also
7 attending the game, and 100 spots is not going to be
8 enough.

9 This coming Sunday we have our
10 opening day where over 600 families will be there
11 for the opening day parade. We recognize that there's
12 about a dozen dates throughout the year where the
13 parking is going to be completely inadequate, and I
14 haven't seen anything, in concrete yet, about a
15 solution to that problem. The Miracle League, all of
16 our players have a disability of some sort. Many of
17 them have physical disabilities, which require
18 handicapped parking or wheelchair accessible parking,
19 so I just don't see how 100 spots are going to cut it.

20 My other concern is that if this
21 stays in a privately held company that owns the fields,
22 we don't get a long-term lease. The Miracle League
23 field right now needs to be replaced or resurfaced.
24 Between the Little League and the Miracle League, we've
25 invested over a million dollars on that site for

1 developing the field. We are in dire need of replacing
2 the Miracle Field, and have been for the past three
3 years, and we've raised the funds to do it. This is
4 all privately fundraised. At this point, we're not
5 comfortable with spending that money without a
6 long-term lease. It's going to cost -- unfortunately,
7 that time has cost us money. It was a \$200,000
8 proposal about three years ago, to resurface, and it's
9 now over 300,000. Question need some term, some
10 long-term solution, to make this park what it can be
11 and as safe as possible for everything.

12 My fear in parking is that our
13 families are going to start parking in the neighborhood
14 streets again, which was a big problem and a big issue
15 that we addressed during the original development of
16 the ballparks. We have trained our families and
17 strived to get them to park in the Trout Brook parking
18 lot, and now it's not going to be enough parking and
19 that's going to require families crossing Asylum
20 Avenue, one of the busiest streets in town, during
21 Holiday and Sundays. On Sundays, there are about 120
22 players playing games at any given time in three time
23 slots. My name concern is about the parking.

24 MAYOR CANTOR: Thank you, Mr.
25 Michaud. Next is Uri Kotowitz and then Dr. Rona Fried.

1 MR. KOTOWITZ: Uri Kotowitz, 1840
2 Asylum Avenue. That's about six houses away from this
3 now blighted property. While a park would be ideal,
4 unfortunately that opportunity has passed. I
5 understand that. I also pragmatically understand the
6 need for the developer's necessity to make a return on
7 investment.

8 I agree it would be great if
9 economics gave us more options. Unfortunately, they do
10 not. That said, my fellow citizens, along with town
11 representatives, have put the developer through quite a
12 process is for sure, as we should. As a neighbor to
13 the property, I believe it is time to move forward and
14 I support that progress. Thank you.

15 MAYOR CANTOR: Thank you, Mr.
16 Kotowitz. Dr. Rhona Free, and after that Chris
17 Henegan.

18 MS. FREE: Good evening. I'm Rhona
19 Free, and I live at 27 Buckingham Lane in West
20 Hartford. I'm also the president of the University of
21 St. Joseph's, and I'm here to speak in support of the
22 current proposal for 1700 Asylum.

23 As one of many neighbors to 1700
24 Asylum, a mayor benefit of the proposed project for the
25 university is the improved stormwater management and

1 wetlands projections that will result. Based on our
2 experience at USJ, I'm confident the town will hold the
3 developer to the required wetlands and stormwater
4 improvements and monitor carefully during and after
5 construction, reducing the potential for future
6 flooding on campus.

7 Equally important is that this
8 development will provide housing for USJ employees and
9 graduate students, not undergraduate students, but
10 graduate students, with an easy walking or biking
11 distance of campus. In an attempt to reduce the number
12 of cars driving to and parking on campus each day, we
13 have offered free bus passes, offered incentives to
14 carpool, and we provide student services and library
15 services on-line, so the commuting students do not have
16 a drive to campus just to read a journal article or
17 register for the next semester courses.

18 None of these efforts have had a
19 noticeable effect. What has worked is that some new
20 employees have moved into the apartments on Steele
21 Road, and they walk to campus along a well-lit path.
22 We're hire at least 60 new faculty and staff a year,
23 many of whom relocate from other parts of the country,
24 and we bring in about 100 new, year-round pharmacy and
25 physician assistant graduate students from all over the

1 country. The Steele Road apartments are not enough for
2 them. Apartments at 1700 Asylum would make it possible
3 for many of them to live close enough to campus they
4 could walk or ride a bike each day, rather than driving
5 to campus from surrounding towns.

6 We also look forward to sharing with
7 other residents of 1700 Asylum our art museum, walking
8 paths, library, chapel, and campus events and
9 performances all in walking distance. For these
10 reasons, I support the approval of the current
11 proposal. Thank you.

12 MAYOR CANTOR: Thank you, Dr. Free.
13 Chris Henegan is next and after that Debi Cooper.

14 MR. HENEGAN: Good evening. My name
15 is Chris Henegan. I live at 1651 Asylum Avenue in West
16 Hartford. I'm speaking on behalf of myself and my wife
17 who could not be here this evening.

18 With this development, many
19 unanswered questions remain about the compatibility of
20 this project with the surrounding neighborhood as it
21 relates to an SDD in the town code. As you're probably
22 aware, section 177-44(b)(2) of the code states that the
23 plan will be superior to the plan possible under the
24 regular standards of this chapter.

25 So what findings does the town have

1 to support this? From where we sit, a multistory mega
2 development does not seem superior to the single-family
3 homes which the area is currently zoned for.

4 Section 177-44(c)(2) states that the
5 plan will be in harmony with the actual permanent
6 develop for adjacent properties. I'm curious as to if
7 anybody can answer the question as to how a multistory
8 apartment building are in harmony with adjacent
9 single-family homes, excluding the St. Joe's University
10 dormitories, which are part of an educational
11 institution that's been longstanding in the community.
12 This, for profit, mega development is certainly not in
13 harmony with the adjacent community.

14 Section 177-43(b) requires a total
15 density of development not to be greater than permitted
16 in district in which the property is located. What is
17 the current density, and how does the proposed
18 development deviate from it? The density seems much
19 higher and certainly out of line with the surrounding
20 neighborhood.

21 We spend a significant time, hours,
22 canvassing the abutment area talking with residences
23 and collecting signatures on a certified petition,
24 which I have here. A few key takeaways from our
25 efforts. Most of the people in this room we spoke

1 with, were that we knocked on every door in the
2 abutment area. It was extremely difficult to reach all
3 residents, given the time constraints, so more time
4 should be allocated if this work is to be in a
5 concerned citizens group.

6 Of those we spoke with, an
7 overwhelming majority signed this petition. So I have
8 a 10-page petition that I'll present. Just one moment,
9 Mr. Dodge. We are requesting that the current zoning
10 be maintained, and that it's -- that it not be rezoned
11 in a special development district.

12 In closing, I have just a couple of
13 points here. You know, as was mentioned, speaking with
14 realtors in town, the message is overwhelmingly clear
15 that this project will not do any favors for property
16 values. This is a cut rate.

17 MAYOR CANTOR: Mr. Henegan, your
18 time is up so, wind up. Thank you.

19 MR. HENEGAN: This is the cut rate
20 Walmart style way of growing the grand list. I urge
21 the town council to do the work for the people that
22 they serve. Keep this land for single-family
23 residential homes and ensure these homes are
24 affordable. Okay.

25 And finally, you know, with the

1 petition, if you continue to disenfranchise the
2 residents of West Hartford to appease these developers
3 by approving a special development district, we are
4 prepared to take legal action to challenge your
5 decision.

6 MAYOR CANTOR: Next up is Debi
7 Cooper, and then after that Lee Daniels. We're going
8 to hear from our corporation counsel for a minute.

9 MR. DODGE: Just for the record, I
10 want to read the text of the position that the
11 gentleman just handed to me. The petition reads as
12 follows: I am against any zoning changes to the 1700
13 Asylum Avenue property in West Hartford, Connecticut
14 from one family resident to a special development
15 district. The zoning for those properties should
16 remain as is, currently as it is -- as it currently is
17 today, where only single family residential homes can
18 be built. Do not change zoning from R-10 to a special
19 development district.

20 Madam Mayor, I will give these to
21 the clerk for entering into the record. At the
22 conclusion of the public hearing, my staff, together
23 with the town planner, will review the signatures to
24 determine whether it triggers the super majority
25 requirement under our town charter.

1 MAYOR CANTOR: Thank you, Attorney
2 Dodge.

3 MR. DAVIDOFF: Excuse me, Madam
4 Mayor, I respectfully request a brief recess so I can
5 timestamp in that petition.

6 MAYOR CANTOR: We are recessed until
7 you timestamp the petition. Back in order. Mr. Dodge?

8 MR. DODGE: Thank you, Madam Mayor.
9 I note that there's some interest by other parties in
10 the room to sign the petition. You do have until the
11 end of the hearing to submit additional signatures, so
12 we can go back into recess while the town clerk stamps
13 those. We'll make sure to pause prior to the close of
14 public hearing to accept those additional signatures.

15 MR. HENEGAN: Thank you, Mr. Dodge.
16 May we place the petition on the table here once it's
17 in the public record for people to sign, anybody who is
18 in the abutment area to the 1700 property. As
19 indicated, we would have liked more time to do this
20 work but clearly there are residents here, because we
21 knocked on every door in the abutment area.

22 MAYOR CANTOR: Thank you.

23 MR. DODGE: I suggest that the
24 gentleman come up to the podium so his comments may be
25 in the record. Just because we're back in session,

1 Madam Mayor.

2 MAYOR CANTOR: I will allow it. We
3 don't normally go back and forth. Mr. Henegan, just
4 state what you said so everybody hear.

5 MR. HENEGAN: Thank you for the
6 opportunity on the important matter, Madam Mayor. As
7 indicated, a petition is going into the public record
8 of deed holders within the abutment area who opposed
9 the rezoning of this property. Once the petition is in
10 the public record, it will be out here on this table
11 here where anyone, who has not had the opportunity to
12 sign the petition who is a deed holder in the abutment
13 area of the 1700 property to sign, as indicated in the
14 public comments. We do need significantly more time to
15 capture everyone, but we're trying to get as many
16 people as we can here, and an overwhelming majority of
17 people do not support this project. Thank you.

18 MAYOR CANTOR: Miss Cooper. One
19 minute. We need the town clerk back, so just hold on.

20 We are going to take a 5-minute
21 bathroom break. I'm being told it's highly requested.

22 (Whereupon, a recess was taken from
23 7:34 p.m. until 7:40 p.m.)

24 MAYOR CANTOR: Miss Cooper, you are
25 back up. Name and address for the record.

1 MS. COOPER: I'm Debi Goldman
2 Cooper, 19 Brighton Road. I've lived in this town
3 since 1980, and I hope to remain here for many years to
4 come. I'm concerned about the density of the proposed
5 changes to 1700 Asylum.

6 I'm just ashamed that our town did
7 not purchase 1700 and 1800 back when it was available
8 to us. The current proposed development is
9 inappropriate in scale and character to the surrounding
10 residential neighborhood. There should be no buildings
11 higher than two or three stories, max. Our traffic
12 arteries are currently congested. Significant added
13 traffic has to be problematic. Trout Brook, Asylum,
14 Albany Ave and North Main are already very busy
15 thoroughfares. This type of large scale development
16 will have significant negative impact on those streets
17 and on the small streets around it that were designed
18 for local and residential traffic.

19 Our town does have a need for new
20 developments that provide additional homeownership and
21 rental opportunities, especially for young people,
22 young families entering the housing market, and for
23 senior citizens looking to downsize while remaining in
24 town. This proposal high density plan, however, is
25 excessive. Thank you.

1 MAYOR CANTOR: Thank you, Miss
2 Cooper. Next is Lee Daniels and after that is --
3 there's two names listed German and Sam Slow.

4 MR. DANIELS: Hello everyone. Lee
5 Daniels. I live address 19 Brighton Road with my
6 lovely wife, Debi, who just finished.

7 Mayor Cantor, town council, folks,
8 the one thing about this project that I just can't get
9 past is the glaring inconsistency of putting a project
10 like this in the middle of a single family
11 neighborhood. I realize it's been cited that we have
12 Bishop's Corner close by. Well, it's not that close.
13 And I realize that we put in apartments on Steele Road.
14 If you look at what's around the apartments on Steele
15 Road, it's not what's around these apartments. They're
16 single-family homes. They're families that have lived
17 there for 20, 30 years who look to retire there. They
18 paid for their home, they want to stay there, and now
19 the sun is going to be blocked by this monstrosity.

20 I can only say that, you know, as I
21 look at the plans, I feel that it's just totally out of
22 place in this neighborhood, and I would appreciate you
23 giving careful consideration to that, and I thank you
24 for your time.

25 MAYOR CANTOR: Thank you, Mr.

1 Daniels. Sam Slaw or Slow. They're gone. Mark is the
2 next person and after that David Simkovitz, and after
3 that Christine Johnson.

4 MR. SIMKOVITZ: My name is David
5 Simkovitz. I'm also speaking on behalf of my wife,
6 Amy, who had to leave with a screaming child earlier.
7 We live at 58 Lawler Road, which is right across from
8 the currently green and quiet parking lot or also the
9 area in question.

10 Like other West Hartford residents,
11 we bought our house in this residential neighborhood
12 consisting of one and 2-story single-family homes. I
13 never imagined multiple 5-story apartment buildings to
14 be looming over our home and also the neighborhood. I
15 looked over the architectural plans and these building
16 are not unique or interesting. They're the typical
17 buildings you see everywhere else in the country.
18 There's two examples on New Park Ave, both of which are
19 not 5-story buildings.

20 This possible change to West
21 Hartford -- West Hartford will no longer be pedestrian
22 or bicyclist friendly and will be more traffic,
23 congestion, and pollution, and all of the side streets
24 like mine, Lawler Road, will pick up the brunt of the
25 new traffic pattern.

1 The rezoning of 1700 Asylum will
2 change my life and my family and the lives of my
3 neighbors. Tonight I ask the town council to vote
4 against the zoning change and -- family homes, homes
5 that are excellent for families with kids. Thank you.

6 MAYOR CANTOR: Thank you. Next is
7 Christine Johnson and after that Christine Fields.

8 MS. JOHNSON: Good evening.
9 Christine Johnson, 44 Lawler Road. I lived in West
10 Hartford for about 45 years. My parents moved here
11 when I was 10 and I proceeded to move back after my
12 education and purchased property.

13 I just wanted to tell you a lot of
14 times I have guests who come in and visit me, and they
15 say West Hartford is nice and I say yes, because
16 there's no drive-throughs, there's limits on heights of
17 buildings, and that's what keeps it a community and a
18 neighborhood. So I think that what was been proposed
19 is just too much for the area, and we want to maintain
20 home values and the proposed development would be just
21 too much. Thank you.

22 MAYOR CANTOR: Christine Feely, and
23 Loveland something.

24 MS. FEELY: Good evening, town
25 council, town staff, and the residents. I'm Christine

1 Feely, and I live at 282 Westpoint Terrace. I
2 appreciate the opportunity to comment on the request
3 for change in zoning.

4 I oppose the request to change the
5 zoning from single family to multifamily residents
6 because the development does not follow or take into
7 account the 2018 community engagement report and vision
8 statement. It has too many units for the space. There
9 is currently no plan for the 1800 Asylum parcel, which
10 has good and not so good aspects to it, and the likely
11 traffic problems have been underestimated by the traffic
12 study.

13 Before I go on with the rest of my
14 prepared remarks, I'm going to say that I am so stunned
15 that there was nothing said about food waste
16 management, which is a huge problem that we're trying
17 to address and not making much progress that we
18 absolutely have to do for the new development. No
19 rooftop solars, no solar canopies? Is this or is this
20 not a 21st century development. It apparently is not.
21 I am truly shocked by that. I will try to get through
22 the rest of my comments, but I needed to put that out
23 there.

24 First of all, 2018 report; 60
25 percent of the respondents were concerned about a loss

1 of open space on the property, 55 percent were
2 concerned about traffic, and 52 percent were concerned
3 about intensity of a development. I doubt that the
4 residences consider parking lots as a form of open
5 space, but, aside from the ball fields, parking lots
6 are really almost the only open space on this parcel.

7 And, also, one of the big things
8 about the 1800 parcel and the presentations and written
9 documents, one of the things that was actually cited is
10 that the open space and green space on the 1800 parcel
11 would be a big benefit to the people in the 1700.

12 Because they're actually -- I don't know if the
13 proportions are right on some of these schematics.
14 They don't seem very accurate to me.

15 Right now there is no development
16 like at 1800. There is no current land use
17 application, so we need to consider that whatever you
18 think the benefit of the 1800 would be, like the green
19 space, grocery store, whatever, those don't exist, and
20 there's been no statement in any of the materials I've
21 seen, including things that went to the neighborhood,
22 about an estimated date or expirational date, so that's
23 an issue.

24 Another thing, and that takes me to
25 the traffic study, which is another one of my areas of

1 comment, is that unless or until the development is
2 done at 1800 Asylum, there will be no stoplight or
3 Trout Brook into and out of the development, so all of
4 this stuff about traffic, how are people -- 560 parking
5 spaces. How are people going to go --

6 MAYOR CANTOR: Your time is up, so
7 please wind up.

8 MS. FEELY: I will wind up. If you
9 look at the traffic study, lots more cars -- there's no
10 intersection right now on Trout Brook, so you can't
11 estimate how many cars are going to be there and you
12 can't have an impact. That's a real glaring things.
13 No traffic signal, cars on Trout Brook are going very
14 fast. How is anyone going to turn left into or out of
15 that? How is cars on Lawler and other places going to
16 turn left on Trout Brook. You can barely do that.

17 I will stop there, but I would
18 really -- this development is too big for the site. It
19 doesn't take into account residents expressed views and
20 it is not a sustainable development. Thank you.

21 MAYOR CANTOR: Thank you, Miss
22 Feely. Next is Beth Ann Loveland Sennett and then next
23 is Glenn MacIntyre.

24 MS. SENNETT: Good evening. My name
25 is Beth Ann Loveland Sennett. My husband and I own a

1 home at 109 Walden Street. I'm sorry, my handwriting
2 is -- thank you for your service to our community and
3 for the opportunity to speak to this gathering tonight.

4 As pointed out tonight, some major
5 problems for some of us in the audience and the
6 concerned citizens in this area, relative to rezoning
7 1700 Asylum include storm runoff and impact on traffic
8 and I -- in spite of the earlier presentation, I am not
9 convinced that these are not significant issues still.
10 Storm runoff, in this area of -- in this era of climate
11 instability, it's all about planning and resilience,
12 and that's one reason that I was really disconcerted
13 about the wetlands review process that the TPZ didn't
14 take the advice of the contractors that they hired to
15 make specific recommendations relative to the proposed
16 development's negative impact on the wetlands and
17 buffers.

18 Skirting those issues does not
19 improve resilience in a time of climate change. The
20 flood plane belongs to the river and functioning
21 wetlands preserve balance by allowing gradual filtering
22 of overflow into our aquifer. Frequent flooding in
23 basements throughout the neighborhood around 1700 needs
24 attention now. Certainly before 2025 or 2028, or
25 whatever the next reengineering happens. We have not

1 doubt that the flooding will be exacerbated by this
2 very dense project, despite massive reengineering.

3 In fact, according to a recent
4 northeast study the 100-year flood construct
5 that was alluded to earlier, they said it is on data
6 from the late 1900s. With rising sea levels and wetter
7 storms today, the so-called 100-year flood construct
8 gives an inaccurate and dangerous sense of the
9 frequency and magnitude of flooding events.

10 So in the 2014 to 2019 capital
11 region natural hazard mitigation plan, which is quite
12 old now, considering we've had so many recent flooding
13 events. West Hartford was one of the highest overall
14 in flood loss claim rates, had one of the highest
15 overall flood loss claim rates in the region and an
16 analysis conducted by Capital Region Council of
17 Governments indicated that a storm, even inundating a
18 100 year flood playing level, could cause \$131 million
19 in damages to residences, properties, and businesses.

20 MAYOR CANTOR: Time is up, but wind
21 up.

22 MS. SENNETT: So, in closing, it's
23 been mentioned that the surveys of local neighbors have
24 been largely ignored and, like many of my fellow
25 taxpayers, I find that I'm just really disappointed

1 between the outcome on the wetlands issue deliberations
2 to the rezoning matter before us, and I urge town
3 council members to vote against a zoning change in this
4 case. Thank you.

5 MAYOR CANTOR: Thank you. Next up
6 is Glenn MacIntyre and after that Julia MacIntyre.

7 MR. MacINTYRE: Good evening, town
8 council and general public. My name is Glenn
9 MacIntyre. I live at 1414 Trout Brook Drive. I'm the
10 fourth generation out of five. My daughters now live
11 here as well.

12 I'm very disappointed in where this
13 is headed. I think we were ruining the reasons people
14 come to West Hartford. How many of you live on Trout
15 Brook? Okay. Yeah. So I don't see any hands going
16 up. Since they did the -- on Main Street, the traffic
17 on Trout Brook is horrendous. I live a few houses from
18 Albany Avenue. If I don't get out of the driveway by 7
19 a.m., I don't get out. They keep talking about
20 disregard across the street at 1800. How absurd is
21 that. They're insulting our intelligence and they're
22 demeaning us.

23 They're talking about the residents
24 that will be living there, you're talking about that
25 traffic. What about deliveries, what people visiting

1 these residents in this apartment complex. You're not
2 taking that into account, as well.

3 Since St. Joe's has become coed,
4 I've noticed even more traffic, and what about crime
5 that will be increased. Because these people are
6 renting, they're not showing any commitment to the town
7 long term.

8 And I'm also upset that they didn't
9 go out further than 500 feet because, living on Trout
10 Brook, we're all going to be affected by this. You
11 have several apartment complexes going up in this town,
12 and I want to correct everyone. This is the town of
13 West Hartford, not the city of West Hartford. Thank
14 you very much.

15 MAYOR CANTOR: Thank you, Mr.
16 MacIntyre. Julia MacIntyre. And after that A.J. Hem
17 or Herm.

18 MS. MacINTYRE: Julia MacIntyre, 14
19 Trout Brook Drive. I am a high school math teacher,
20 statistics, and I did notice a few things that kind of
21 bothered me about the things that were said.
22 Specifically, the fact that we were taking out 1800
23 when we did the traffic report, and the fact that we
24 are baby stepping the two properties is going to change
25 the results of the traffic report significantly. We

1 can't take out outliers like that, and the dates that
2 they used for those traffic reports were also times
3 when St. Francis had the parking lot, and they were
4 overloading it and filling Trout Brook with more and
5 more cars, and when we mentioned the 1.3 average
6 parking spots for residences, they said for the 500
7 total spots, that would be for the 440 spots, not
8 including the extra 100 spots for Miracle League, which
9 would make it about 1.68 average, which still would not
10 necessarily be enough for 322 residents to have 500
11 spots. Many might have one to two average cars and
12 then including the Miracle League in that, it wouldn't
13 give them adequate parking for all of their athletes on
14 the field. Thank you.

15 MAYOR CANTOR: Thank you, Miss
16 MacIntyre. A.J. Hem or Herm. Sorry about that, and
17 Evelyn Fishman.

18 MR. HERN: Good evening. It's Hern,
19 H-e-r-n. A.J. Hern, and I live at 7 Brighton Road. We
20 would like to thank the town council for many things.
21 My wife, Margaret, and I have lived in this town for 30
22 years, more than 30 years, and we love our town and we
23 love how the town has been run. We pay high taxes in
24 this town and we're okay with that, because we love the
25 excellent schools, we love the diversity of the town,

1 and we feel safe in this town.

2 This is the first time in all of the
3 years that I have lived in this town that I have felt
4 an overwhelming majority of people speaking out against
5 something and silence on the other side. I want to
6 plead with this body that you represent the town of
7 West Hartford, the people of West Hartford who are just
8 so impacted by what is happening here.

9 West Hartford, somebody just spoke
10 of as a town, and it is not lost on us that more than
11 once tonight, more than twice, in fact several times
12 tonight, it was referred to as a city. In fact, that's
13 not surprising because, as it is right now, the town of
14 West Hartford is, from my understanding, the largest
15 town in all of New England. All of New England. Every
16 other body is a city. And are we thinking about the
17 direction that we're going here with just building,
18 building, making it larger?

19 So many of these people have spoken
20 far more eloquently than I and have spoken about the
21 important issues. I just want this body to think
22 about, not just the economics, but of the impact of all
23 of these great people, and let's try to keep West
24 Hartford this extraordinary town that it is. Thank
25 you.

1 MAYOR CANTOR: Thank you, Mr. Hern.
2 Evelyn Fishman is up next, and then I'm going to have a
3 hard one. I can't read the first name. I think it's
4 Jackson.

5 MS. FISHMAN: My name is Evelyn
6 Fishman, and I live at No. 10 Braintree Drive. I'm not
7 going to take up a whole three minutes, and I'd like
8 Ann Leabman to take up some of my time. Everybody has
9 said everything that I was thinking about saying, but
10 the one thing that hasn't been talked about is what is
11 the cost to this development to West Hartford. What
12 kind of strain is this going to put on West Hartford.
13 And, again, I know we need more housing, but do we need
14 this kind of housing and having a 5-story or 4-story
15 billing is too much. Everybody already said that.

16 Yeah, so I oppose this. I drive
17 through there every day. As a matter of fact, I think
18 my car was in one of the pictures. Traffic that's
19 already there is too much. I understand it was a study
20 and it was 700 pages, but it doesn't have to -- you
21 don't need a study to realize that we already have a
22 lot of traffic in this area.

23 As a matter of fact, my neighbor who
24 is not here right now, he witnessed a horrible accident
25 right on the corner of Trout Brook and Asylum a few

1 years ago. He saw somebody die. That happened a
2 couple of years ago. Do we need that in our town? I
3 moved here 35 years ago, I raised my kids here, and I'd
4 like to keep this town the way it is. It's a town.
5 It's charming, it has art, it could use more parks, so,
6 yeah, I mean, I wrote something, and I forgot my
7 glasses, so I can't say anything else, but I really
8 oppose this.

9 My husband keeps saying why do you
10 care so much about this. We can just move. I don't
11 want to move. I want to stay here, and I'm want to
12 keep things the way things are.

13 MAYOR CANTOR: Janet Jackson? No?

14 MS. JACKSON: I'm Janet Jackson. 44
15 Lawler is my daughter's home. I've been a resident of
16 West Hartford for 45 years. We came because we wanted
17 a place like West Hartford to educate our children and
18 to have a safe, good place to live. I agree with the
19 community members that are speaking against the
20 development and, again, I came -- I thought I was
21 simply signing in, so I'm not prepared, but I do
22 support the fine work that the community is doing.
23 Thank you.

24 MAYOR CANTOR: Thank you, Miss
25 Jackson. Next is Amy Simkovitz and then Jason Wang.

1 PERSON: Amy went home.

2 MAYOR CANTOR: Okay. Jason? Ann, I
3 added your name.

4 MR. WANG: Hello. Jason Wang, 494
5 Four Mile Road. I would like to express my support for
6 the rezoning and redevelopment of 1700 Asylum Avenue.
7 There's many opposing views that I agree with. For
8 example, I would love to see more of an ownership
9 component. I do have my concerns that maybe we don't
10 need more retail space, which I know is related to the
11 other side, although I do think some -- a certain
12 amount of businesses can be sustainable in a location
13 like that. I share concerns about the impermeable
14 surface and especially excessive parking lot, but
15 overall I do support the development and here's why.

16 First of all, there's a very strong
17 environmental argument to be made for development and
18 the creation of this kind of mild density to reduce our
19 dependence on cars, reduce our dependence on oil. I
20 understand that many fellow citizens would prefer
21 single-family housing in the area, and I understand
22 where that would be desirable.

23 I would -- some mentioned climate
24 change. I would point out that the single-family
25 housing combined with single use buildings is by far

1 the most environmentally and carbon incentive way to
2 live. A mixed use neighborhood integrated into
3 walking, biking paths, close proximity to schools,
4 close proximity to services, all of which are fulfilled
5 by this development, is very beneficial for the
6 environment. It may encourage car light households.
7 It sounds like they're planning for it, that not every
8 single person is going to have their own car.

9 There is, I think, a strong health
10 argument for mixed use inter-development. I think our
11 car dependent lifestyle is not good for our health. It
12 isolates us and I think it can a cause a decline in
13 what -- and I think our connectivity in our community
14 when we're kind of isolated in our own vehicles, and I
15 think having some density and a place to gather can be
16 really helpful.

17 So these are all reasons I advocate
18 for the -- a vibrant, walkable, sociable environment,
19 like what's being proposed, which is currently a pretty
20 decrepit parking lot.

21 The other thing is there's a lot of
22 housing justice arguments to be made for a building
23 development. When I was a kid, my parents did not have
24 a high income at all, but they managed to get us into a
25 great school district -- this was actually in St.

1 Louis, but because we had a lot of reasonably priced
2 apartments in neighborhoods that otherwise would be
3 totally unaffordable for our family. There is no way
4 we could have afforded a single-family home in the town
5 I grew up in. I was able to get an incredible
6 elementary school education and a stepping stone to the
7 American dream, because there was affording, market
8 rate housing in a good school district.

9 I don't want West Hartford to wall
10 itself off from diverse housing options. I think the
11 only way to ensure that others join in the -- good
12 housing and good neighborhoods is to build it.

13 MAYOR CANTOR: Mr. Wang, it rang so
14 finish up. Thank you.

15 MR. WANG: These are the reasons, I
16 think the environmental reasons and building diversity
17 for our current and future citizens is why I support
18 it.

19 MAYOR CANTOR: Thank you, Mr. Wang.
20 I think Miss Leabman has asked to be added and if there
21 is anyone else that would like to speak, we will give
22 you a turn to speak. State your name and address for
23 the record.

24 MS. LEABMAN: Good evening. Thank
25 you for adding me in. My name is Ann Leabman. I live

1 at 779 Prospect Avenue. Until a year ago, I lived on
2 North Quaker Lane close to Asylum, and I raised my
3 family there. So I downsized a year ago, and I think
4 that this property is something that I'm -- is intended
5 for someone like me. I agree that options are needed
6 for older adults and empty nesters, but a couple of
7 things that I heard tonight are of concern for me and,
8 I'm sorry, I'm a little nervous.

9 In terms of the project, I'm
10 disappointed that the apartments are only 1 and 2
11 bedroom. Certainly, it would be difficult to raise
12 families in 1 and 2 bedroom apartments, and I really
13 feel that housing that does not encourage families is
14 not community focused. And I fear that that would
15 be -- what would happen, this would be an adult only
16 community, maybe not older adults, because of the
17 University of St. Joseph's will be using some of the
18 housing, but I'm really concerned about having
19 availability. Rental property for families that is
20 affordable, I think, is important.

21 I also feel that attached parking
22 garages are very important to have. We live in the
23 northeast. It's not safe to walk in inclement weather
24 from your parking spot to your apartment, especially if
25 you're an older adult carrying packages. So it

1 concerns me that there are no attached parking spots.
2 I understand that there can't be underground parking.
3 That really bothers me, as well, because I think it's a
4 statement about the land and the inability to build
5 down, but so, anyhow, that's all I wanted to say.
6 Thank you.

7 MAYOR CANTOR: Thank you. No need
8 to be nervous. We're all people.

9 Is there anybody else that has not
10 spoken that would like to speak? Come on up. Just
11 make sure you state your name and address.

12 MS. ECHELSON: Good evening. I'm
13 Robert Echelson. I live at 143 Haynes Road. I'm going
14 to express Haynes Road, because it's one of the streets
15 that they did not survey for a traffic study. Haynes
16 Road is the cut-through. It runs directly from Trout
17 Brook up to North Main past the low travel area where
18 everybody breaks out and starts heading for Bishop's
19 Corner. I'd like them to look at that. I'd like to
20 consider that. Lawler at least has another stop sign
21 in the middle that links. We don't.

22 I think it's also a question, not
23 just for this issue. Isn't it time for the town to
24 look at expanding the 500-foot abutment area. That is
25 not sufficient for large projects. It's not

1 appropriate in a project like this one. It doesn't
2 reach enough people. We have thousands of residents
3 nearby who will be seriously impacted, especially by
4 the traffic. And you're not even talking to them.
5 You're not hearing from them.

6 And, finally, I want to know what it
7 is about this proposal that earns it a special district
8 status with the ability for high density. What is it
9 that makes this project special? Why are they being
10 given this privilege. The town approved a lot of
11 special districts in the last several years. Maybe
12 it's time we consider that policy also. Thank you.

13 MAYOR CANTOR: Thank you. Is there
14 anybody else that would like to speak?

15 MARTHA: Hi, name is Martha.

16 MAYOR CANTOR: Can you speak into
17 the microphone? I'm having trouble hearing you.

18 MARTHA: I am not close to this
19 project, but I do support those that oppose this
20 monstrosity. Living so close to the center over the
21 years, whether it's in Blue Back, more recently Trout
22 Brook every developer has come in to say there's
23 minimal traffic impact or there's no impact and, yet,
24 living here day by day, I mean just hearing the cars
25 that are going by through the meeting, I'm sure you

1 can't avoid that. This is what we hear all the time.
2 I was glad to hear that someone acknowledged that Trout
3 Brook is an actual highway. It's not a nice little
4 Trout Brook street. People race up and down all the
5 time. So you're going to have a huge traffic impact.
6 I don't know how you summarize otherwise.

7 Also, in terms of the wetlands,
8 whether it's the zoning or however it is at 1700 and
9 1800, a wetland is a wetland, and it's one entity, so
10 you can't separate when you talk about a development on
11 1700, because it impacts 1800. It's all connected.

12 So I -- you know, I echo all the
13 concerns that people have stated before me. I think
14 they're valid and this really needs to be reevaluated
15 and at least cut into half, because how you have 600
16 parking spaces and have no impact to traffic or
17 isolating the wetland component. I don't know what
18 that does. It reminds me of the exits on the highway
19 when you get off and they have little pools of water,
20 and they consider that an environmental kind of
21 solution. Anyway, I'm opposed.

22 MAYOR CANTOR: Thank you very much.
23 Next speaker, please state your name and address.
24 Anybody else?

25 MR. CYKLEY: Good evening. Chris

1 Cykley, 24-year resident of this town of West Hartford.
2 I previously submitted an e-mail correspondence in
3 support of this application. Tonight I would like to
4 reiterate my support for this project.

5 A few key points. Understanding the
6 economics of this site and this whole project, I think
7 the town is very fortunate to have a developer that's
8 spent the last two years, not only what started out, as
9 what some would say, a very profitable project has
10 reduced in scale to appeal to all of the concerns in
11 town and still meets all the regulations and zoning
12 requirements, as it was presented tonight.

13 I think that -- I support all of the
14 development in town. I think it's important for the
15 town to sustain, as a few other speakers had mentioned
16 tonight. The option for a municipal use, such as a
17 park or so, that time has passed, so now I think that
18 it's imperative that this property be developed,
19 especially in a post-Covid era where building costs are
20 40 percent, if not higher, those costs are only to
21 going to increase and I think that, given the current
22 single-family zoning regulations in town, if
23 single-family homes were built there, I think you'd
24 find that sale prices in that neighborhood would easily
25 double that of the surrounding neighborhood. That's

1 it.

2 MAYOR CANTOR: Thank you Mr. Cykley.
3 Is there anybody else that would like to speak tonight?
4 Then we are going to invite the applicant back up and
5 respond to the comments, and counselors will ask
6 questions, and then you can respond to those, as well.
7 We will take a 5-minute recess while they're figuring
8 it out.

9 (Whereupon, a recess was taken from
10 8:18 p.m. until 8:42 p.m.)

11 MAYOR CANTOR: We are reconvening,
12 and we're going to begin with the applicant responding
13 to some of the comments we heard to the public comment
14 portion.

15 MS. PEARSON: Thank you, Madam Mayor
16 and members of the council. I'm going to start off by
17 going through a general overview of the comments that
18 we received. Many of this had the same topics and
19 concerns. Particularly, I'm going to start with
20 traffic and we heard a number of people say, look,
21 there's just too much traffic now, and this is going to
22 generate too much more traffic and, therefore, this
23 application cannot be approved. I'd just like to say
24 this, and I thought that Mr. Baltramaitis, our traffic
25 expert, did a very good job when he presented the

1 application to say traffic analysis is an objective
2 science. He plugged all the information into the
3 computer and the computer said this is what is going to
4 happen based on the type and number of units that are
5 proposed. It's not a subjective decision that he made
6 or report that he presented to you, and I would like to
7 underscore again that the town's administrative staff,
8 which includes a very professional, competent
9 engineering department, reviewed that report in detail,
10 had a lot of questions and comments, asked us to look
11 at additional things. We went out on the site and
12 looked at different intersections and rechecked
13 everything, and the bottom line is the engineering
14 department has said that that traffic report, by virtue
15 of it's analysis, and all it's concerns have been met,
16 is satisfactory.

17 I would also like to take -- some of
18 the council members here, I believe, were involved with
19 the original Metro development. I know I go back a
20 long way and I'm thinking also of the original BJs
21 development. Those were ones, developments in town,
22 where traffic was a major issue, and in both instances
23 the council required that a follow-up traffic study be
24 done to ascertain whether or not the traffic
25 information was correct. I'm not advocating for that

1 here, because I don't think there's any way those
2 situations are similar, except for the fact, I just
3 want to underscore that both of those, when follow-up
4 studies were done, after the development was built, all
5 of the traffic projections turned out to be
6 conservative. In other words, they looked at the worst
7 possible conditions and, indeed, the actual traffic
8 that was generated was less than those reports even
9 estimated at the time the town council approved both of
10 those applications.

11 That has been, typically, my
12 experience, Mr. Baltramaitis knows what he's doing,
13 your engineering department knows what it's doing, and
14 those traffic numbers can be relied upon in terms of
15 what the effect will be on area roadways.

16 Related to that, there was a concern
17 that we had separated applications with regard to
18 traffic, that 1800 was not included in the analysis
19 that we prepared. I will tell you that, originally, we
20 filed a report that didn't include 1800. It didn't
21 make a the lot of sense, because nobody knows what the
22 scope of 1800 would be. The analysis was separated.
23 1700 stands on its own. It's being analyzed by the
24 town council on its own. If the traffic is -- if our
25 analysis is correct and the council feels that there's

1 no hindrance to approving this application because of
2 traffic concerns, when and if the applicant comes back
3 in for development of 1800, they will have to take into
4 consideration all of the traffic that has been
5 generated by 1700. So in no event will the end result,
6 in terms of whatever happens on both of these sides of
7 Trout Brook Drive, in no event will it be in a vacuum.
8 All of the traffic will ultimately have to be
9 considered before 1800 can move forward. So there's no
10 qualm, and I want to make sure that the audience
11 understands that we're not trying to do something that
12 puts the public at a disadvantage with regard to
13 separating out those two traffic studies.

14 The other -- there were two
15 interesting speakers, in my mind. I noted Miss Fishman
16 who said, and I think she summarized what a lot of
17 people feel. She said I want things to stay as is, as
18 they are. I don't want change. Change -- and you've
19 always heard an applicant come before you and say the
20 same thing. Change is very difficult, and there have
21 been applications that you've had before you that have
22 been very difficult for that reason, because they
23 constituted some very major changes to West Hartford as
24 we know it. This will be a change from a parking lot
25 to multifamily housing, but I also picked up on what

1 Mr. Wang had to say. And I think he represents a
2 strong component of the West Hartford community that
3 says, as was identified in your plan, conversation, and
4 development, we need diversity of housing, we need more
5 density in terms of our housing, we need it to work,
6 but it's still something that's a desirable outcome.
7 Some people are saying we've got too much multifamily.
8 I would argue, as I thought Mr. Wang did very well,
9 that multifamily is positive in many regards. It meets
10 the needs of many diverse people in terms of their
11 residential housing options in town, and it is, as he
12 posited, and I think he's correct, it's
13 environmentally, in many ways, more sensitive to the
14 community than a straight single-family housing.

15 I particularly like the statement
16 about it providing -- multifamily providing a means by
17 which rental housing allows people to take advantage of
18 things, such as the good school systems West Hartford
19 has to offer, where it is so difficult to come up with
20 the amount of money that is needed to buy a
21 single-family house in West Hartford. So it provides
22 options for people entering into the market and it
23 also, as we demonstrated, or suggested, for those who
24 look to sell their single-family homes and still have a
25 way of staying in West Hartford.

1 So we think there's a lot of value
2 in the multifamily use. The P & Z confirmed for you
3 that this proposal does meet many of your goals of you
4 plan of conversation and development to provide
5 multifamily housing in West Hartford.

6 The other issue I'd like to speak
7 to, before turning it over to very specific items that
8 were raised or concerns with the application, is the
9 Miracle League ballpark use. There is a limited amount
10 of parking available between the two sites. That
11 doesn't mean it can't work for the ball field. We were
12 pleased to be able to prepare an application for your
13 consideration that proposes to build 100 dedicated --
14 is it 100? Dedicated parking spaces for that ball
15 field, its exclusive use. The residential side of 1700
16 will not be using those spaces. Those are available
17 for the ball fields only. Yes, there are events that
18 were discussed where there are, I thought it was about
19 6, but apparently it's between 11 and 12 events a year,
20 where they have as many as 600 people coming to the
21 site. In speaking with the owner prior to this hearing
22 about how that might be handled, we had had preliminary
23 discussions about being able to work with them to
24 provide parking offsite in a manner that will be able
25 to accommodate their needs, particularly for those

1 special event. We've already talked with the
2 University of Saint Joseph's. I see that Dr. Free is
3 no longer here, but I know that she was receptive to
4 being able to do something that way also. So all I can
5 do is make a commitment to continue or work with the
6 Miracle League and that the owner is committed to
7 finding a way, both on its property and also working
8 with the university, to provide buses, or things like
9 that, to be able to accommodate the needs for those
10 special events.

11 We're also hoping, at some point in
12 the future, to be able to have a direct connection with
13 a pathway to the university, and that would allow
14 people who might park there on a Saturday to be able to
15 come and use the site. But it's not something I can
16 give you a definitive answer for or a plan for at this
17 point this time, but you have the owner's commitment to
18 pursue that in earnest working with the town and with
19 Miracle League to make sure that this works.

20 So with that, I'd like to ask Matt
21 if he could talk about some of the specifics of the
22 plan.

23 MR. BURTON: Thanks, Robin. Again,
24 for the record, Mark Bruton, engineer from BL
25 Companies. I have four quick points here just off of

1 public comment.

2 The first with one is regarding open
3 space, the desire for open space, more open space,
4 things of that nature. This particular development,
5 the requirement for town regulations of 64,000 square
6 feet of open space is a requirement. We do have a plan
7 in that set that shows that we didn't exceed that. The
8 park area, the entrance, the area around the champion
9 white oak, the amenity space that the architects went
10 through, whether on the roof on the ground, those all
11 count as open space. Those four or five areas alone
12 equated to 72,000 square feet, which is over what the
13 requirement is, and we honestly stopped counting there.
14 We didn't count the baseball fields, we didn't count
15 the woods, we didn't count anything else. The open
16 space, per your regulations, is more than exceeded on
17 this property. It was designed to invite the neighbors
18 and the patrons of the baseball field and the patrons
19 of the baseball to try and connect and interweave.
20 That's why we have so many trails, boardwalks, and
21 public sidewalks as par of our application.

22 Landscaping, there was a comment
23 about the caliper of trees. Obviously, we do provide a
24 large variety of trees on the property as detailed on
25 the landscaping plans. I believe the comment was that

1 we're cutting down trees and you're getting one caliper
2 in return. That's not true. The minimum caliper on
3 our proposed plant is 2 inches, goes all the way up to
4 4 inches, and for that -- in terms of height, that will
5 vary, depending on the species, anywhere from 8 feet to
6 25 feet at planting and then, obviously, they'll grow
7 it from there.

8 There was some comments related to
9 parking. Your regulations for a residential are 1.5
10 for a ratio, and we have 1.75, so very careful
11 consideration to not only provide the baseball field
12 with parking, dedicated parking, but also to make sure
13 that the residential development has enough parking for
14 the residents but also their visitors. There have been
15 a lot of applications were maybe getting one space per
16 unit, we have 1.7.

17 The last one was about stormwater
18 and flood capacity. Obviously, as I mentioned earlier,
19 there's a stormwater management system on this
20 property. It's really just for conveyance; capturing
21 the water and shooting it into the brooks or into the
22 system in the street with no detection, no treatment
23 whatsoever. You're getting contaminated water from a
24 parking lot from baseball fields that shoots right into
25 your wetlands and into your municipal system. What

1 we're proposing to do not only cleans the water, but it
2 also provides that tension that will help in terms of
3 the flooding off the property. We're not proposing
4 this development will have any impact on that. Again,
5 with the FEMA and St. Joseph's Brook, we did an
6 analysis and compared the proposed plan to existing
7 conditions and we found no detrimental effect on the
8 regional flooding. It was reviewed by town staff
9 extensively to make sure they were comfortable with our
10 assertions and calculations and that's what was
11 submitted as part of this application.

12 MS. PEARSON: I'd like to just add
13 one other thing. I think we mentioned it, but just to
14 be sure, we will need to followup with the office of
15 the State Traffic Administration. I know you're
16 partway through that work right now, Matt, but that's
17 another overview agency with regard to traffic
18 generation and traffic safety, and they will have to
19 find and give a certificate for our ability to develop
20 this site, and they will not do that unless our traffic
21 numbers work and no further improvements are needed to
22 accommodate traffic flow on the road as above and
23 beyond what's shown on the plans.

24 We're happy to begin taking comments
25 and questions from the council and see if we can

1 satisfactory address your issues.

2 MAYOR CANTOR: We're going to go
3 back and forth with comments, but I have heard it from
4 several counselors, is there any exception to our
5 zoning, besides, obviously, conditions of approval that
6 are unique that we would need to approve on this?

7 MS. PEARSON: Are you talking about
8 changes to the standards in your review? There is a --
9 if you look at -- what sheet are the plans, Matt?

10 MR. BURTON: C1.421.

11 MS. PEARSON: There's the plan sheet
12 and Matt has cut of this plan sheet this slide on page
13 12 of your power point but I think, Matt, can you just
14 go through -- I think the plans are more self --

15 MR. BURTON: I'll walk you through
16 each line. The first one that's there, minimum side
17 setback, there's 35 feet, 46 feet, and we have four in
18 some locations, and this is actually related to the
19 exterior parking garages that we do show on the
20 property as part of the residential development. The
21 next one down is the maximum horizontal dimension, so
22 this is a regulation that says a facade of one of the
23 buildings can't exceed 250 feet. We show 285 feet.

24 The next one is maximum dwelling
25 unit per structure. You have 1 or 40. Obviously, our

1 largest building is 133, so that building, I believe,
2 is safe. And then the last three, minimum parking
3 dimensions, you show 9 by 20, and in an effort to
4 reduce impervious area we show 9 by 18, a smaller
5 reduction in pavement area. Additionally, drive aisle,
6 24 feet, we show 22, again, as part of the feedback
7 from inland/wetland commission to reduce impervious
8 area while maintaining circulation for emergency
9 vehicles.

10 Then the last is loading spaces.
11 Obviously, you heard from the architect they have a
12 unique and efficient way of internally handling trash.
13 Obviously, the sightliness of exterior dumpsters, and
14 things like that, is trying to be avoided for this type
15 of development. Although we do show loading areas that
16 are sufficient for the trash person to handle, we don't
17 show a large dedicated floating space. That may be
18 more typical to a commercial developer.

19 Those are the quick summary of the
20 ones that are changing per the standards.

21 MAYOR CANTOR: Thank you. I'm going
22 to go back and forth and ask -- Mr. Wenograd, would you
23 like to start?

24 MR. WENOGRAD: Thank you, Madam
25 Mayor. The first one, I just want to -- back to

1 traffic. On page 24 of the power point, we've got two
2 intersections. The one that you've got marked as F,
3 that's on the right. The third one down. I'm just
4 wondering, in terms of standards F is not good, it's
5 not good, can you go lower than that. In other words,
6 once you're at an F, presumably if you're still at F,
7 there could be a lot of extra traffic there. I was
8 wondering how you deal with it.

9 MR. BALTRAMAITIS: For the record,
10 Rob Baltramaitis. It's an unsignalized intersection.
11 It's very common with volumes along the mainline, in a
12 case like this, where what you're evaluating here is
13 the side streets. That is very complicated by the fact
14 that Lawler is actually offset. It's an offset 4-way
15 intersection.

16 The next step to improving it would
17 be signalization to get better levels of service. It
18 would not -- we would not get a permit from the state
19 of Connecticut to install a traffic signal. It's a
20 good question, but, you know, we see this a lot in an
21 environment like this, especially at unsignalized
22 intersections.

23 MR. WENOGRAD: Thank you. And just
24 to follow up on that with Haynes Road.

25 MR. BALTRAMAITIS: Just north of

1 Lawler we included in this study so, again, we had a
2 large study area here with 16 intersections. We could
3 add more, but I think what we would find is that the
4 project doesn't have the impact over whatever the
5 operation is at any other intersection that we would
6 study.

7 MR. WENOGRAD: Thank you for that.
8 And then, finally, at Asylum -- I'm sorry, Albany and
9 Trout, you have -- that's where you do show the -- is
10 that assuming any other changes at that intersection at
11 this point?

12 MR. BALTRAMAITIS: That's as is.
13 That's not even with an proposed timing revision or
14 modification. What the state is doing a lot, to add
15 vehicle capacity right now, they're modifying how they
16 do pedestrian crosswalks. That's a conversation for
17 another time. The answer to your question is that is
18 as is. That is just simply, with the analysis I use,
19 with our drop of traffic at that intersection and
20 again, as I explained, it goes from a very bad D to a
21 good E.

22 MR. WENOGRAD: I'll note that
23 everybody in town knows that's a horrible intersection
24 and we have to do something about it.

25 A different item, and I'm done with

1 you. The affordable housing units, I didn't see
2 anything in there as to how they're being administered.
3 Who's going to be in charge of that?

4 MS. PEARSON: The owner would be in
5 charge of it. Garden Homes has experience. In
6 Simsbury, for instance, they have some -- they're not
7 set aside units because it wasn't a A-30G, but they did
8 provide some price restricted units and they have a
9 good system where they utilize an entity that they hire
10 that does all the screening and reporting to the town
11 on a regular basis.

12 MR. WENOGRAD: What are the
13 requirements on that?

14 MS. PEARSON: Same thing. 80
15 percent of AMI.

16 MR. WENOGRAD: Is there any
17 timeframe on that, or is it permanent?

18 MS. PEARSON: That one was 20 years.

19 MR. WENOGRAD: I'm not sure, but 20
20 years is what you're --

21 MS. PEARSON: That was Simsbury.

22 MR. WENOGRAD: I'm talking about
23 here.

24 MS. PEARSON: Oh, 30 here.

25 MR. WENOGRAD: Finally, related

1 topics came up the waste disposal, the compactor.
2 Recycling, in general, how is that going to work for
3 the dwellers in the apartment buildings, and the
4 question came up about food waste, so if you handle
5 that, too.

6 MS. PEARSON: I'm going to ask Mr.
7 Lawson to handle that.

8 MR. LAWSON: So recycling is dealt
9 with in the same way, but not in a compactor. You
10 can't compact plastic. A lot of times those need to
11 provide for two chutes, one for the trash and one for
12 the recycling. Recycling goes into smaller bins, it's
13 usually taken out two to three times a week, as well,
14 with the same third party consultant that the owner
15 will be contracting with. Same things for cardboard
16 and all of those kinds of things.

17 MR. WENOGRAD: So there are going to
18 be two chutes, one for recycling and one for regular.

19 MR. LAWSON: I believe so, yes.

20 MR. WENOGRAD: In terms of food
21 waste, is there any program for that?

22 MR. LAWSON: There's no program
23 currently right now for food waste.

24 MR. WENOGRAD: I'd just be curious
25 as to the experience of Garden Homes, as to whether or

1 not that has been done anywhere. I know a lot of
2 things are harder in apartment buildings than
3 single-family homes, but have there been any efforts to
4 do something?

5 MR. LAWSON: I don't think Garden
6 Homes has done those types of things. We work on many
7 multifamily buildings, but I think we've had very few
8 look into this and then accommodate it.

9 MR. WENOGRAD: Thank you. Nothing
10 else, Madam Mayor.

11 MAYOR CANTOR: Thank you, Mr.
12 Wenograd. Mr. Zydanowicz.

13 MR. ZYDANOWICZ: On the traffic
14 piece again, is there any consideration for a traffic
15 light at that entrance? And I know we haven't talked
16 about 1800, but eventually is that something that would
17 enhance some of that traffic pattern?

18 MR. BALTRAMAITIS: Again, for the
19 Rob Baltramaitis. So the traffic, in and of itself,
20 for 1700, as I mentioned when referring to other
21 intersections earlier, they don't have that side street
22 volume to meet the warrants. The warrants are put out
23 by the Federal Highway Administration followed by DOT.
24 We would not get a signal permit for 1700, in and of
25 itself. I think when 1800 comes on-line, that's a

1 discussion to be had and an analysis that would
2 probably be fruitful for a traffic signal and a full
3 location there.

4 MR. ZYDANOWICZ: I think I have one
5 more for you. On Trout Brook and Albany, I take it
6 often, and you talked about timing revision, and I
7 think that's what this question is. The left-hand
8 signal when you're on Trout Brook going north taking a
9 left on to Albany only allows three or four car and the
10 traffic backs up quite a bit, and that's now. It's
11 not -- is that something that we could look at if the
12 state has a timing issue for that left-hand signal to
13 help alleviate that traffic at that intersection?

14 MR. BALTRAMAITIS: It's possible to
15 approach DOT for timing revisions. What I can tell
16 you, in my experience, is they will -- I want to say
17 this carefully. Again, I'm a municipal engineer, a
18 public works director. On a state highway sometimes
19 that local road is going to suffer to promote the
20 arterial main line, their highway, and that's just a
21 reality that we all deal with.

22 MR. ZYDANOWICZ: Thank you. That
23 makes sense.

24 I have a trash question from slide
25 32. From buildings C and D, I understand how they get

1 removed from the other buildings. You have the red
2 lines going down what seems to be a sidewalk on C and
3 diagonally on D, I don't know if that's a trash
4 compactor by the sidewalk there. How are those two
5 buildings handling the trash?

6 MR. LAWSON: So what happens is that
7 all of the trash is being -- trash and recycling is
8 being held inside the building, so there's no
9 compactors outside the building or any of those kinds
10 of things. What's happening here in the red is the red
11 box indicates where the truck would actually load that
12 trash.

13 MR. ZYDANOWICZ: By hand.

14 MR. LAWSON: By hand or by
15 mechanical lift on that truck. A lot of times the
16 trash goes into bins, so, essentially, you have a
17 sausage casing with all the trash that's compacted,
18 that goes into the bin, and the bin is emptied into the
19 trash truck.

20 What we are proposing, as Matt
21 alluded to before, is that there are hashed areas that
22 allow for that movement to occur. So we have,
23 essentially, hashed one parking place, so to allow for
24 that trash to be brought out into the drive aisle to be
25 then taken by the trash truck in the 15 to 30 minutes,

1 two to three times a week.

2 MR. ZYDANOWICZ: Thank you. This
3 may be for you, as well.

4 The sidewalks that were proposed on
5 Trout Brook, it seems that they stop right there and you
6 can point it out. What about continuing that sidewalk,
7 also Asylum, as well, because you have crosswalks
8 there. We're in another development similar and this
9 happened, as well, and I think we talked about it.

10 MR. BURTON: We're going to move to
11 a different graphic here. The public sidewalk along
12 Trout Brook actually does extend down to the
13 intersection of Trout Brook and Asylum. It's cut off
14 at that point. Subsequently, it goes all the way north
15 to Lawler, as well, and would cross over to the left.

16 MR. ZYDANOWICZ: For future
17 reference, because we heard from University of St.
18 Joseph's, I was considering a pathway to St. Joseph's,
19 but then they need a sidewalk so that they could bike
20 or walk conveniently without having to cross the
21 street.

22 MR. BURTON: Correct. There's kind
23 of an informal path, I'd say, between St. Joseph's and
24 the outfield of the baseball fields now. I haven't
25 walked it myself. There is, as Robin alluded to, a

1 more formal path either through landscape wetland area
2 or along Asylum is a viable way to transport back and
3 forth. It's something we definitely looked into.

4 MR. ZYDANOWICZ: Okay. I don't
5 think you talked about either the mailboxes. Sometimes
6 you see a large section of mailboxes. Are they inside,
7 outside?

8 MR. LAWSON: Mailboxes would be
9 located in each of the buildings' lobby. Those would
10 be located there. Typically, there's two options for
11 package delivery. Sometimes each individual building
12 will have a package room to hold those. Other
13 developers decide to hold it in one centralized package
14 room that would be located in building D. That would
15 be decided as we keep moving forward with this project.

16 MR. ZYDANOWICZ: We talked about the
17 taxes. What is the expected rent for the units? I
18 don't think we talked about what the expected 1-bedroom
19 2-bedroom units would be.

20 MS. PEARSON: I'm going to have to
21 defer to Mr. Pechthold to answer that.

22 MR. PECHTHOLD: Good evening. Eli
23 Pechthold from Garden Homes. It will be similar to new
24 project in town. I believe 1 Park would be a good
25 example.

1 MR. ZYDANOWICZ: Do you have a
2 number?

3 MR. PECHTHOLD: It's about low 2,000
4 for one bedroom and for two bedroom mid-three to high
5 three.

6 MR. ZYDANOWICZ: Thank you.

7 MAYOR CANTOR: Miss Polun.

8 MR. POLUN: The one thing we haven't
9 talked too much about is the makeup of the different
10 families and individuals who may live there. Do you
11 have a projection of how many children might move into
12 a complex like this? Is there any kind of standard you
13 use to make that estimate?

14 MS. PEARSON: I haven't looked at it
15 in detail. The one thing I can tell you is we have had
16 discussions with town staff to try and get a feel for
17 how many students might be in the school population,
18 and the informal discussions I've had would indicate
19 that there are very few students that are in the school
20 population at the Steele Road complex. I don't have
21 specific numbers, but it's really quite low, and I had
22 checked in with Mr. Dumais before tonight's meeting to
23 say if this issue comes up, can you confirm what I'm
24 saying. I don't see him in the room right now, but I
25 think he might be able to do that if you have

1 additional questions. Experience is that multifamily
2 does not general at all the same number of students
3 that you might expect from a single-family development.

4 MS. POLUN: I was just curious about
5 that, just so others, who may be curious, know, I have
6 checked and this would be currently districted for KP.

7 And my second question, this is
8 actually building off a question that came from
9 somebody who spoke tonight about solar. I'm just
10 wondering if you considered including any solar
11 components to this project.

12 MS. PEARSON: I know the design team
13 has not included that in the application. I guess I
14 would have to turn it to Mr. Lawson to see what he
15 might like to say about that.

16 MR. LAWSON: So, typically,
17 multifamily buildings, as what we're proposing here,
18 it's very difficult to have solar panels on the roof
19 because of all the penetrations and where the
20 condensers are going to be located for the HVAC
21 component of the building. All of that is located on
22 roof, so it's not located on the ground and, therefore,
23 the solar arrays, you need a large expanse. It's very
24 different when you have an office building. Office
25 buildings, they have different HVAC systems that are

1 big units that allow for larger spaces to be used for
2 solar arrays. Multifamily buildings, as what we're
3 proposing, it's very difficult to get those large
4 expansions and make solar panels profitable and
5 efficient.

6 MS. POLUN: Thank you. I was
7 thinking perhaps in the parking lot as a carport kind
8 of scenario, something to consider, but no problem.

9 I wanted to also ask about the
10 requirements for the special development district. I
11 know that some changes in the future are just
12 administrative amendments and some would require an
13 additional public hearing. Can you tell us a little
14 bit about which kinds of changes would require you to
15 come before us again and which ones would be able to be
16 made through the administration.

17 MS. PEARSON: The regulations do
18 break that out, and they're very specific about what
19 leeway or flexibility the town planner might have with
20 regard to administrative changes, which also has to
21 come back to the town council anyway, but we could not
22 do anything that significantly deviates from what is
23 being proposed. You can do -- I can see that corp
24 counsel is pulling up those standards as I'm
25 overlooking his screen. You can reduce some parking,

1 you can make changes to landscaping, as long as the
2 same number of plans of a similar type are included
3 somewhere else on the site, so you can fix things like
4 that.

5 Administratively, they can fix an
6 issue that arises because a utility requires something
7 to be changed. You know, if they say you can't come in
8 off the street at a certain location, you have to come
9 in off someplace else, that would be something that the
10 planner could consider and bring back to the council.

11 And the issue of public health and
12 safety is something that could be addressed through an
13 administrative change. You couldn't change the
14 materials, per se, on the exterior beyond that which is
15 allowed on the plans that are submitted. Sometimes
16 you'll see something that says railing typical, similar
17 to, somewhat of a judgment call for the planner to make
18 with regard to that.

19 Mr. Dodge, am I missing anything
20 else? Parking spaces you can increase. I think maybe
21 up to no more than ten parking spaces or reduce it by
22 no more than ten.

23 MR. DODGE: Madam Mayor, Attorney
24 Pearson was quite comprehensive with the section of our
25 code, but the town planner does have the administrative

1 ability to change any distance or area measurement up
2 to a cumulative total of 10 percent. The type, size,
3 number, and location of plantings may be adjusted by
4 the substitution of other plantings of the same class
5 or by planting similar size and number and by locating
6 the plantings within a radius of 50 feet from the site
7 of the specified SDD ordinance. The arrangement of
8 parking spaces within the SDD ordinance may be
9 adjusted, as well as the number of parking spaces up to
10 a cumulative total of 10 percent of the required number
11 of spaces, or ten spaces, whichever is less. Minor
12 architectural changes, the location and accessory uses
13 of structures, besides the signs, and also the
14 adjustment and any adjustment necessary to conform with
15 the conditions of approval to requirements of federal,
16 state, or local law.

17 MAYOR CANTOR: Thank you.

18 MS. POLUN: I have two more
19 questions. Part of our role is to figure out if this
20 plan meets the requirements for us to determine if it
21 should be an SDD and, for that, we need to determine
22 that this is superior to other potential plans for this
23 property. Can you talk a little bit about the other
24 plans that were considered for this property?

25 MS. PEARSON: Well, to adopt the

1 SDD, which allows for this multifamily development, we
2 do feel that it is more superior to just a straight
3 single-family development on the site. We are not
4 changing -- the SDD standard is really to allow the
5 town council to approve a development that doesn't
6 otherwise meet specific standards of the code for the
7 underlying zones. You asked, and we described those
8 changes that we are proposing that are different from
9 what the RM-MS code requirements would be.

10 Those changes are, many of them --
11 let's talk about parking changes first, because those
12 allowed for a lower impervious coverage on the site,
13 which was something that we undertook only as a result
14 of the inland/wetland review and all of the feedback we
15 were getting from the town's consultant administrative
16 staff, and agency to try to reduce impervious below
17 what already exists with this parking lot in the upland
18 review area. We achieved that by reducing the size of
19 parking spaces and the interior drive. It's a
20 technique that's been used on other developments in
21 West Hartford and, frankly, it just demonstrates that
22 maybe the standards that exist are a little too high.
23 If you talk about a change, that is something that the
24 SDD allows us to do, which we wouldn't, otherwise, be
25 able to do.

1 We conform to height of the SDD,
2 height is not an issue in terms of the relief that
3 we're looking for. The size of the building, the
4 horizontal distance, I can tell you that there are many
5 instances in West Hartford where that standard isn't
6 achievable already, such as One Park. That's another
7 one where the length of the building was allowed to be
8 changed. We think that allows for, instead of having
9 more buildings on the site, you only have four
10 buildings. So that's something you can achieve with
11 allowing more units in a building and a shorter -- I'm
12 sorry, a longer horizontal dimension.

13 So in terms of is that a better
14 design, we think so, because it has less impact on the
15 site and with more buildings fewer units.

16 Any other change? We just don't
17 think loading spaces are necessary under the
18 circumstances. I think those are the changes that we
19 were seeking to have addressed through utilization of
20 the SDD.

21 MS. POLUN: Thank you. This is not
22 really a question but just a comment.

23 To go back to the Albany and Trout
24 Brook intersection again, this is an intersection that
25 I go through many times every single day, and I did

1 note in the traffic study there was a recommendation to
2 consider eliminating the exclusive pedestrian phase,
3 and I would just be very concerned about that,
4 particularly during the time of day where there's a
5 crossing guard there and kids are going across the
6 street to school. I would just worry about the safety
7 of both the crossing guard and the students, so just
8 something for you to consider moving forward.

9 MR. BALTRAMAITIS: That something
10 that would come down the line with 1800, that would
11 impact. You're not reading it wrong. It's not
12 eliminating the exclusive pedestrian stage. It stays
13 there. What the state has been doing, and it started
14 mentioning this in another response. Again, for the
15 record, Rob Baltramaitis.

16 What the state has been doing is
17 running the pedestrian concurrent with the traffic in
18 the same direction, so it gets used in a lot of areas
19 with high volume and, again, it's their way of adding
20 vehicular capacity back to intersections.

21 MR. POLUN: I hear you. I don't
22 feel comfortable with it, personally.

23 MR. BALTRAMAITIS: It wasn't a
24 straight out removal.

25 MS. POLUN: Thank you, Madam Mayor.

1 MAYOR CANTOR: Thank you, Councilor
2 Polun. Counselor Fay.

3 MS. FAY: Yes. Thank you. A lot of
4 my questions, I started very early at home, but they've
5 mostly been answered, but I have a few more, only
6 because these are some of the issues I've been working
7 with other residents throughout the town.

8 I'm not familiar at all with what
9 you described with the compactors for the trash and
10 garbage. It sounds like a great idea, but we do have a
11 rodent and, how can I say this nicely, it's kind of a
12 nasty issue to talk about, but a rat issue, and I'm
13 working on a couple right now. I can't -- I don't know
14 another building that has something, so how much
15 experience do you have with this and would this be
16 something that would compound the problem or alleviate
17 the problem.

18 MR. LAWSON: My firm has experience
19 developing multifamily -- we're experts in doing
20 multifamily type developments like this, and in all of
21 our buildings of this type this is the type of system
22 that developers are now going to to deal with trash
23 issues, so that we don't have trash accumulating onsite
24 in other locations.

25 So what happens here is we have more

1 frequent trash pickups, which are in shorter time
2 periods, and this has become standard. This is
3 standard for Garden Homes and all developments that we
4 do with them everywhere. This allows for maintenance
5 issues to be minimized, so you're not moving trash from
6 one place to the other in terms of all the time. A lot
7 of times, in those situations, with the residences
8 dealing with their own trash, they're bringing it from
9 their residential units and bringing it all the way out
10 to an outsource stall in some places where it might
11 break, it might have an issue, all those different
12 things.

13 What this does is it eliminates
14 that. They're actually just moving a few steps away to
15 a trash chute that takes that straight down to an
16 enclosure in the building that deals with smells and
17 rodents and all those kinds of things, and those are
18 dealt with by a maintenance staff, and two to three
19 times a week the trash hauler comes, empties it, and if
20 it needed to happen more, than that's on the
21 maintenance staff to indicate that, you know, it's
22 filling up more frequently, and it needs another time
23 for the trash hauler to come.

24 Typically, we see that it's only
25 needed for the sizes that we have on this site, only

1 two to three times a week. Does that answer your
2 question?

3 MS. FAY: Thank you. I don't know
4 anything about these things. We already have a problem
5 there.

6 I think one of the other comments
7 that one of the speakers brought up was the expenses
8 that could impact our town in terms of public safety,
9 first responders, school teachers, all the
10 infrastructure that have we have in town by adding this
11 kind of -- we haven't really applied those costs to
12 some of the other developments, and I'd kind of like to
13 have a feel for this, because we do have to be mindful.
14 We are a high-taxed community, and I'd hate to see our
15 taxpayers further burdened by something like this.
16 Thank you. Is there anything in the forecast of impact
17 to police? Do we need more police? Do we need more
18 crossing guards? Do we need more teachers? Do we need
19 more fire department? The people who support residents
20 and businesses.

21 MS. PEARSON: What I can say,
22 generally, is knowing that the number of school
23 children, which is a typical thing that people might be
24 concerned with, is de minimus from a development like
25 this, based on the experience that the town has had

1 with Steele Road and other multifamily developments,
2 but Steele Road being the most recent, is a great.
3 It's also in the same neighborhood, basically. It's on
4 the other side of the St. Joseph's campus.

5 There should be no negative impact
6 at all. There is -- and I guess I would look to the
7 town administration, if they have anything that they
8 might add to that, but it is a small amount. And,
9 again, remember that even our very preliminary analysis
10 would indicate we're talking about a \$1.8 million
11 annual tax increase projects, based on the number of
12 units that are proposed for 1700. But the expenses
13 should not be unusual in any way or of a concern under
14 the circumstances. Schools, police.

15 I mean, someone did claim that
16 renters bring more crime. I don't think you've
17 experienced that in, say, the Steele Road development,
18 which, again, is the closest example of multifamily in
19 the area. That's simply not true. In terms of fire,
20 the fire department has reviewed the application.
21 There's an emergency access. These buildings are
22 sprinklers. These should not be issues at all in terms
23 of significant impacts to the town system with regard
24 to that.

25 If anybody has any other comments,

1 I'm welcome to hear those.

2 MR. LEDWITH: Madam Mayor, Rick
3 Ledwith, town manager, for the record, to answer
4 Councilor Fay and add on to Attorney Pearson's
5 comments.

6 In terms of impact on our school
7 district our board of education subscribes for a
8 research report that indicates that multifamily housing
9 generates about 60 percent less students than
10 single-family homes do. That being the case, our data
11 indicates that our numbers come in far below that. For
12 example, at Steele Road we had an additional four
13 students that were added to our school district, so
14 could this potentially bring more? Probably not, based
15 on the data that we've seen.

16 In terms of impact on public safety.
17 Our police department, fire department, as Attorney
18 Pearson indicated, has reviewed this development and we
19 don't foresee any kind of need to hire additional
20 police officers or firefighters to meet the public
21 safety needs of this particular development.

22 MS. FAY: We hear that about traffic
23 and we here that about a lot of things, but I think --
24 I'm not tending to penalize a later development and you
25 take this one and this one and this one, it's hard for

1 me to believe that there's no traffic impact and
2 there's no cost component, but I'll leave it at that.

3 The other thing that I think was
4 very important that speakers brought up, and I know for
5 most Americans, in general, your home is your primary
6 asset and probably the most that you spend on your life
7 ever. I am concerned about the people who spoke of
8 property depreciation and loss of value in their
9 single-family homes that are close to this area.
10 There's many, many of them, and we've heard this from
11 other projects, too.

12 And it's going to lead into my
13 second question, which is why not condos? I'm hearing
14 from residents that tons of older people in downsizing
15 folks would like to remain homeowners, and they'd much
16 rather have a condominium to move into, not an
17 apartment style necessarily but, you know, ranch style
18 type of thing. Was that considered or contemplated?
19 That would still add to the grand list and certainly
20 wouldn't require the land use that you would require
21 for single family. From what I understand from
22 previous presentations, the reason single family zone
23 change is being requested is because it's not
24 economically feasible to put up single family homes
25 there. Whether that true or not, I don't know, but

1 that's what we're hearing, as a starting point, so why
2 not condos?

3 MS. PEARSON: This is clearly a
4 market for these rental units that is a very strong
5 market, and our experience and, as is typical with a
6 lot of developers with whom I work, is that people are
7 actually quite inclined to want to look for a rental
8 when they have sold their single-family house,
9 especially if they're spending some time down south
10 during the winter also. So the rental market is
11 stronger than the condominium market for something like
12 that, and that's the answer. It provides another type
13 of --

14 West Hartford is a town of
15 single-family homeowners. Rental units are a small but
16 growing component of the diverse housing types that you
17 have but, clearly, there is room for more of those in
18 terms of what the market is interested in having
19 available. You heard the president of St. Joseph's
20 University, or the University of St. Joseph's, say this
21 is what we need. We need this. Please help us. We
22 need this for people coming to work for us and for our
23 graduate students that are coming in from all of over
24 the country to participate in our program on campus.
25 There's a lot of reasons why multifamily makes sense at

1 that location.

2 MS. FAY: My last question, I think
3 it's my last one. Another issue that keeps coming up
4 around town is, and I know the town manager can vouch
5 for both of my statements about the rodent issue, we
6 had to meet together with a resident, and then with the
7 flooding. That area around -- abutting the property.
8 Wiltshire is behind there, and I'm working with
9 somebody there whose yard floods continually, and it's
10 a real serious issue, and I don't want to minimize it.
11 It's all over that whole area, whether it's due to clay
12 or it's due to trees, lack of trees. I'm not sure what
13 the overriding issue is, but this past rainstorm this
14 past week, virtually every yard in that neighborhood
15 had a pool in their backyard. So I just want to make
16 sure with the trees, I know you intend to replace, I'm
17 happy that the number is higher than what's there, I
18 think that's fantastic, but the ones that are being
19 replaced are big with huge root systems, and I know
20 things take awhile to grow, but can you respond to if
21 you're putting in faster growing trees or things that
22 are going to soak up the water quicker than -- I know
23 it was an exaggeration with the 1 inch, but what can we
24 expect to see in terms of mature plant life and things
25 that can help exacerbate some of the flooding these

1 people are experiencing? Thank you.

2 MS. PEARSON: Matt, that's yours.

3 MR. BURTON: So the flooding that
4 you're talking about, the neighborhood flooding,
5 combination of sources. Poor soil is one of them,
6 antiquated infrastructure improvements, development
7 with no onsite detention systems, like this one,
8 underground water cable. There's different reasons.
9 In terms of what this development would have in terms
10 of stormwater management, flood management, is we're
11 proposing to add a system on the site that retains this
12 water. Right now the majority of it just shoots off
13 into St. Joseph's Brook, uncleaned and undeterred and,
14 obviously, affects wider regions of the neighborhood,
15 not just the baseball field.

16 We did an analysis with the proposed
17 development to see what type of effect that would be
18 and there's none. With that said, we're working,
19 obviously, with town staff on culvert improvements,
20 which actually down the bottom of the screen along
21 Trout Brook and then up and north of Lawler as well.
22 There are improvements to be made that affect the
23 regional flooding of the area and then trees,
24 obviously, to an extent, will help a little bit, but
25 it's not a silver bullet into terms of helping suck

1 things up. Even though the caliper is lower than some
2 of the maybe mature trees that are there, we are
3 replacing them 4 to 1. We're knocking down 115 and
4 we're plantings upwards of 400 trees. It's a process,
5 but even without the trees, our analysis shows there
6 will be no impact or flooding over what's currently
7 happening. I know the town is working towards
8 improvement that we're working along to help solve the
9 problem on a wider scale.

10 MS. FAY: Thank you.

11 MAYOR CANTOR: Thank you, Miss Fay.
12 We'll go to Miss McGinnis.

13 MS. MCGINNIS: Hello. Thank you for
14 your presentation, and I thought I had some really good
15 questions, but apparently everybody else had the same
16 really good questions, so just two quick things.

17 One, I'm looking on, and I'm not
18 sure if this is a current one because I have two stacks
19 on top of one another. It's C1220, and it shows the
20 snow storage area. Is there any way that can be
21 pointed out on any of the presentation that you gave?

22 MR. BRUTON: Yes, I can have Sara do
23 some magic with the pointer. As part of the request
24 from the town staff as we were going through and
25 developing the plan, there was a need for where is snow

1 going to be potentially stored as part of the
2 development. So in coming up with this plan, we're
3 familiar with New England weather, we can have no snow
4 or two feet at a single event. In terms of parking,
5 we're looking to place it, obviously, in places that
6 won't have a detrimental impact to the wetlands. We
7 don't want anything to melt and put salt or any of that
8 towards the wetlands and river. Also, we don't want to
9 block any access roads for residents or fire and
10 safety, so we've done a few things.

11 On the lower side with the baseball
12 parking field, we do show some pervious pavement
13 associated with the parking places. Obviously, the
14 baseball is seasonal and not really a winter sport, so
15 we would stockpile snow in that area and allow it to
16 melt and infiltrate, and we do show, in a variety of
17 places, Sara's going to trace some along the edges of
18 the parking and the edges of the buildings, snow
19 storage capability within the landscape islands that
20 are away from the buffer to the wetlands, and I believe
21 we showed -- we do accommodate onsite, with the
22 understanding that back-to-back storms, large storms,
23 we may have the possibility of tripping something off
24 if it was something detrimental, but we do have excess
25 parking in terms of what your regulations require, as

1 well.

2 MS. MCGINNIS: The current plan has
3 enough storage for a 9-inch storm event?

4 MR. BRUTON: That's what we
5 calculated, based on the land area and how you can pile
6 it.

7 MS. MCGINNIS: Thank you very much.

8 MAYOR CANTOR: Mr. Doar.

9 MR. DOAR: Thank you, Madam Mayor.
10 Let's start with slide 29 for a minute. Directing the
11 question to what Councilman Zydanowicz said. If you
12 look at the photograph of the sidewalks going to
13 Asylum, this rendering clearly shows that the sidewalks
14 stop at the baseball field. You stated that that is
15 not correct, that that sidewalk will run all the way to
16 the corner of Asylum Avenue. Is that statement
17 correct?

18 MR. BRUTON: That is correct. The
19 sidewalk does extend to the lower right-hand corner of
20 the intersection of Trout Brook and Asylum. Obviously,
21 we were here last month and didn't get a chance to
22 update that. It is from the other plans.

23 MR. DOAR: You can appreciate that,
24 relative to the public comments, how important it is
25 that your renderings be accurate. I know that that's a

1 mistake, and I urge you, in future applications, really
2 to make sure that the rendering are current, accurate,
3 and complete when they're brought before the council.

4 MR. BURTON: Understood.

5 MR. DOAR: On slide 28 you refer to
6 a conservation easement. The drawing of this picture
7 indicates that the white oak tree is in the
8 conservation easement; is that correct?

9 MR. BURTON: So the blue line that
10 you see, and Sara can trace either side of it, on
11 either side of the white oak but, yes, it does
12 incorporate, basically, on the right side of the
13 champion white oak to St. Joseph's Brook, and on the
14 left side up to the perimeter of the parking. It would
15 be within that easement.

16 MR. DOAR: Except that on slide 29
17 the oak is not in the conservation easement.

18 MR. BRUTON: That blue line is
19 actually showing the limits of the wetland.

20 MR. DOAR: Thank you.

21 MR. BRUTON: I ran out of colors.

22 MR. DOAR: The blue line on slide 29
23 is not the conservation easement. The easement appears
24 on slide 28.

25 MR. BURTON: Correct.

1 MR. DOAR: This conservation
2 easement, will that have any impact on the tax of this
3 property? Will that set aside somehow diminish the
4 projected 1.5 million in tax revenue that the town
5 could expect to see from the property owners?

6 MS. PEARSON: Interesting question.
7 The analysis for Steele road was based on the number of
8 units.

9 MR. DOAR: For the interest of time,
10 just check that. Other municipalities, other people
11 are very interested in conservation easements, which I
12 think many people are heavily in favor of it, but they
13 do indicate they can have some positive impact for the
14 owner, but it would be, I think, relevant for us to
15 know what the current law is relative to conservation
16 easements for the town of West Hartford.

17 MS. PEARSON: I can say this, the
18 only thing it would affect is the value of the land,
19 potentially. For a commercial development, the tax
20 revenue is based on the commercial economic benefit of
21 the number of units. So I -- if there is anything
22 there, and I assure you my client did that at the
23 request of the inland/wetland agency and not because it
24 was looking to reduce any kind of potential future tax
25 bill. If there is anything, it would have to be very

1 de minimus.

2 MR. DOAR: Thank you. I'm trying to
3 move fast in the interest of my other colleagues. The
4 brick veneer, is that the same brick -- you talked
5 about the color of the brick. Is that brick or is that
6 a veneer.

7 MR. LAWSON: Full brick.

8 MR. DOAR: Relative to Counselwoman
9 Polun's question about security, I think it's standard
10 in moving to an SDD from an R-10, is there are a number
11 of elements that we have to consider. She had talked
12 about the superiority element, which you addressed, and
13 I think had a satisfactory answer, as I listened to
14 you, but there is another element to it, and that's the
15 compatibility, the compatibility with other
16 comparable uses of the property in this area, and I
17 think that the development by Metro Steel at Steele
18 Road is very illustrative relative to the compatibility
19 issue. Question, does the Steele Road have three
20 bedroom apartments?

21 MS. PEARSON: I believe it does,
22 yes. It has some, a few. But I do think, as I recall,
23 they went to the point where they reduced their three
24 bedrooms down from what had originally been something
25 that they wanted approved.

1 MR. DOAR: Along the lines of
2 traffic, which is a concern of all residents in West
3 Hartford, and all of us take that issue seriously, as
4 we should, I do think Steele Road also,
5 post-development, do you happen to know was there a
6 traffic study done after, and can you state what the
7 results of that were?

8 MS. PEARSON: Yes, and I can tell
9 you that the result was that the numbers came in at a
10 lower rate than what the traffic engineers had
11 projected in the traffic report upon which the town
12 council approved that development. As usual, and as
13 they had said during the course of those proceedings,
14 their analysis was conservative, and I do believe Mr.
15 Baltramaitis would say the same thing, that his
16 analysis is a conservative analysis based on the ITE.
17 He just said to me he would.

18 MR. DOAR: On the issue of the
19 charging stations, so you mentioned, I think, was the
20 percentage 10 percent of the total parking spaces would
21 be eligible for electric charging with a possibility
22 that conduit would be in for additional spaces? Can
23 you just address the number of parking spaces that
24 would have the benefit of EUV charging stations.

25 MR. BURTON: The assertion is that

1 10 percent of the parking stations will be EV ready
2 with an actual charger for residents that have a car
3 that's available for that; putting in the
4 infrastructure conduit so that additional, up to 20
5 percent, could be added as demand grows and as it
6 becomes a more prevalent type of vehicle. So 10
7 percent at day one and up to 20 percent with
8 infrastructure already in place.

9 MR. DOAR: I should know the answer
10 to this question, but I didn't see it in the material.
11 Is each residence have assigned parking? So, for
12 example, in building A, apartment 4, do I have an
13 assigned parking spot, or is it first come/first serve?

14 MS. PEARSON: Other than the
15 garages, it's first come/first serve.

16 MR. DOAR: Okay. Thank you. On the
17 issue of buildings A and B and the fifth floor, you
18 showed us a rendering where, at least from street view,
19 it appears that the developer is going to try to
20 address some of the concerns in the neighborhood
21 relative to the height in buildings A and B. These
22 rooftop settings, are they on the top of the roof there
23 between the -- of the fifth floor and the fourth floor?
24 Is that correct?

25 MR. LAWSON: Yes, they are at the

1 top of the fourth floor. So that they are on the fifth
2 floor. As you can see, the parapet shields those
3 activities from the view.

4 MR. DOAR: The people who have
5 apartments on the fifth floor of building A and B
6 would, in effect, be looking out on a patio of common
7 people; is that correct? I'm sure the architects have
8 considered this.

9 MR. LAWSON: If you go back to
10 the -- this slide. So you can see that when we take
11 that 30-foot setback, the majority of that facade is
12 actually taken up by the hallway, the corridor that
13 accesses all of the residential units. The only place
14 that we have frontage is from a private residence onto
15 that amenity deck, is at the corners, and what we
16 provided there is a private terrace that will have
17 buffering and different landscaping around it, so you
18 don't have people looking into your unit.

19 MR. DOAR: Speaking of terraces, are
20 there other -- in the other buildings, it appears to me
21 that building A and B do not have terraces, but so if
22 people were renting an apartment in building C or
23 building D, and they have a porch and they're on the
24 upper level, you showed us a rendering with the
25 railings, which indicates that there must be apartments

1 that have those types of patios or porches or
2 balconies. Is that the right word? I was looking for
3 that right word.

4 MR. LAWSON: We are proposing some
5 Juliet balconies in some areas. Juliet balconies are
6 very shallow balconies that have a railing on them and
7 are able to open the doors, essentially, to allow for
8 an experience of indoor/outdoor. So we are proposing
9 those in different areas of the site. One of the
10 things that we are doing for -- you are correct.
11 Building can C does not have a rooftop terrace for
12 those people that live in that residential building,
13 but one of the things that we are offering to them is
14 all the amenities located in building D.

15 Building has the clubhouse that will
16 be offered to all the residents of the residential
17 community that we're proposing, plus the outdoor
18 courtyard, which will be accessed by those residential
19 units for all the community, not just the ones in
20 building D.

21 MR. DOAR: I just have one last
22 question relative to the contract with Garden Homes
23 that is not closed yet. The contract for the purchase
24 of the property from the developer to the owner of
25 Garden Homes, who is it sitting in the audience, has

1 not yet closed; is that correct?

2 MS. PEARSON: The transfer of the
3 property has not occurred. The contract is a contract
4 that's in effect.

5 MR. DOAR: There are no conditions
6 in that contract relative to the development of 1800
7 Asylum Avenue.

8 MS. PEARSON: No. Eli, you
9 confirmed that; right? He just confirmed that.

10 MR. DOAR: There's are no conditions
11 relative to --

12 MS. PEARSON: What happens or
13 doesn't happen on 1800, correct.

14 MR. DOAR: Thank you very much.

15 MAYOR CANTOR: Miss Blanks.

16 MS BLANKS: Thank you, Madam Mayor.
17 I have a few questions. I'll start with the letters
18 and door knocking. Just curious to learn, how many
19 letters and doors were knocked on? Do you have that
20 number or an approximation?

21 MS. PEARSON: I do not. If you
22 would like me to try and figure it out, I can spend
23 some time to try to track that down.

24 MS. BLANKS: No, that's not
25 necessary. Through you, Madam Mayor. I hate to

1 belabor the trash chute, but I just need some
2 clarification and perhaps a little more understanding.
3 My daughter has a similar apartment where she lives
4 where she uses the trash chute for the recyclables and
5 the trash -- actually, because of the state, they just
6 do trash.

7 But my question is, does all of the
8 material end up in the basement level and the trash
9 chutes, are they located like at the end of the hallway
10 for each building or floor, and then whoever comes in,
11 hauls the trash away, does that three times a week or
12 something like that?

13 MR. LAWSON: What happens is it's
14 not located in the basement, because there's no
15 basement in this building. It's located on the ground
16 floor. If you go to the ground floor exhibit that we
17 have, you can see that there's a refuse room in each of
18 the buildings. You can see that there's a refuse room
19 in each of the buildings. The refuse room is the trash
20 termination location, so the trash will come down, as
21 we illustrated, and there's a door on the exterior that
22 allows for that trash to come out of the building,
23 rather than go into the corridors to get things dirty.
24 Everything is then located outside the building, which
25 is much more -- that's what we would prefer.

1 MS. BLANKS: Madam Mayor, through
2 you, and just to follow up, you have onsite maintenance
3 who basically takes care of that; right?

4 MR. LAWSON: We have a maintenance
5 building in all of the facilities, as well.

6 MS. BLANKS: A couple of more
7 questions, Madam Mayor, and, Barry, I'm conscious of
8 you.

9 Can you also tell me about the
10 proposed garages? Are the garages included with the
11 unit, or is that a separate fee for the renter.

12 MS. PEARSON: Typically, anyone
13 wishing to have a garage would pay an additional fee,
14 above and beyond the regular rent.

15 MS. BLANKS: A couple more through
16 you, Madam Mayor. What's the square footage of the
17 units, so the 1-bedroom and the 2-bedroom,
18 approximately.

19 MR. LAWSON: Let me grab my plans
20 real quick. Sorry about that. That's one statistic I
21 didn't have in my head.

22 So the range that we have, we have
23 two bedrooms that range from 1,240 to 1,340, so 1,240
24 square feet, 1,340 square feet, and we have one
25 bedrooms that range from 850 square feet to 950 square

1 feet, and some of those include dens.

2 MS. BLANKS: My final question,
3 through you, Madam Mayor, what units will be considered
4 the affordable units? Will that be a combination of
5 the 1-bedroom and 2-bedroom.

6 MR. LAWSON: Yes, they're a
7 combination of the 1-bedroom and 2-bedroom based on the
8 overall mix of the project.

9 MS. PEARSON: Is that the plan right
10 there that you brought up, Sara?

11 MR. LAWSON: Yes, it is. That is
12 the affordability exhibit.

13 MS. PEARSON: That's shows where
14 they would be located.

15 MR. LAWSON: They're dispersed
16 within the apartment building.

17 MS. BLANKS: Thank you.

18 MAYOR CANTOR: Mr. Walters.

19 MR. WALTERS: Thank you, Madam
20 Mayor, and, through you, one of the advantages perhaps
21 for being last is most of the questions have been
22 asked. It's also a drawback.

23 So pretty much everything that I had
24 on my mind, the last one being Carol's, is gone. So
25 the only thing I would say is I know that deputy mayor

1 Wenograd had mentioned food scraps and food waste, and
2 I know that West Hartford, specifically, is making a
3 move, even if it's a pilot and beyond, but then also I
4 just saw where the state is looking to make it
5 mandatory down the road, and that will be a nice one,
6 unfunded mandate when that happens.

7 But, commentary aside, it is
8 something that we probably should be planning for
9 sooner than later. I don't know -- I have no idea how
10 it would play out with multifamily buildings, but it is
11 something that's in our future.

12 MS. PEARSON: We will definitely
13 take note of that, and maybe there's some things that
14 the owner might like to do but, obviously, if it's --
15 you caught me -- everybody caught me off guard on that
16 one, because it's not something that's on my checklist,
17 so I don't have an immediate answer, but good point,
18 and we will certainly look into it. The plans don't
19 have anything specific at this moment with regard to
20 that.

21 MAYOR CANTOR: Thank you, Mr.
22 Walter. I only had asked the one, so most of mine were
23 crossed off as well. Food waste I do think is
24 something that we really do need to -- if we are making
25 this change for all of our residents, it needs to be as

1 much as possible on all of our residents. So have a
2 couple of questions. I think I know the answer, but I
3 want to kind of get them in the record.

4 There were comments about
5 buildings -- these larger buildings up on the street.
6 Why is it on the street. Could you explain some of
7 that, how that happens and how that evolves into your
8 plans.

9 MS. PEARSON: I'm going to ask Mr.
10 Lawson to talk about it, because that's part of what
11 you do when you take a look at a potential site.

12 MR. LAWSON: So one of the things
13 that we did when we looked at this site was to have a
14 street presence of the buildings along Trout Brook. A
15 lot of times when we look at these kinds of places, we
16 don't want parking in the front yard. That creates,
17 essentially, not the nicest feel when you enter a
18 community and you have parking and vast amounts of
19 parking along the street with very little buffer.

20 So a lot of things when we look at
21 these kinds of sites, we want to put the building in an
22 area that you don't have that, you're able to landscape
23 and present the building in a much more conducive way.
24 It also offers for a better street scape from my point
25 of view, from an urban planning point of view, from an

1 architectural point of view. It allows the building to
2 occupy the street. This is not necessarily a small
3 street. It's, a somebody alluded to, it's almost like
4 a highway, and that allows and affords for larger
5 buildings to be located near it. We are providing for
6 a rather large setback of 40 feet, which does allow for
7 trees, for plantings, for landscaping to occur.

8 The other think that when we were
9 looking at the site, it allowed us to frame that open
10 space area that we have in the center, that grand lawn.
11 It allows you to frame something, and if you think
12 about architectural features in different cities, you
13 think about the urban squares, the parks. You can
14 think about any of those in any city and any town. One
15 of the big things is that it has delineations on each
16 side of it, and that's what we try to do with these
17 kind of infield developments, is that we have buildings
18 that frame that central quad area that really works
19 from an urban planning standpoint.

20 MAYOR CANTOR: I seem so remember
21 that the advisory commission supported the -- yeah.

22 MR. LAWSON: I believe so, yes.

23 MAYOR CANTOR: Also, the question of
24 4 feet, 3 feet, there was a lot of discussion on height
25 of the building; 3 feet versus 4 feet, 5 feet. Can you

1 discuss with that is in your decision and why that
2 decision was made?

3 MR. LAWLOR: Sure. So the overall
4 buildings are five stories. The areas where we come
5 down to four stories are along Trout Brook.
6 Originally, it was supposed to be all five stories in
7 the very beginning. In working with the town on
8 several of these different items, it was discussed that
9 what if we did a setback to allow for a lower threshold
10 right along Trout Brook. We came back with a 10-foot
11 setback. We looked at that, we worked with DRAC, as
12 well as the town professionals, and it was decided that
13 getting rid of all of the units along that one side of
14 the corridor on Trout Brook really made the most sense
15 from an urban planning standpoint and allowed for the
16 buildings to be perceived as one story less along Trout
17 Brook.

18 MAYOR CANTOR: Can you tell me why,
19 say, three stories wasn't feasible or wasn't an option
20 for you.

21 MR. LAWSON: So three stories -- do
22 you want to talk about that?

23 MS. PEARSON: No. If you want to
24 add something to it, but, generally, you know, there
25 had to be a way to make this work and make sense for

1 the development. It would be a smaller development and
2 I don't think Garden Homes would have been interested
3 in pursuing the kind of improvements that needed to be
4 made to that site for a smaller development. So we
5 felt, after doing all the analysis, that it works, that
6 it would not -- you know, it's infill development on an
7 existing paved site. It is a change. You know, having
8 a building of even three stories height at that
9 particular location would be a change from the single
10 family neighborhood but, in the end, all of the
11 analyses made sense, and I think you can take comfort
12 in looking at the -- as you referenced, the design
13 review advisory committee's analysis where they said it
14 was suitable for this location, and we did work with
15 them to reduce that feeling on Trout Brook.

16 MAYOR CANTOR: I know there were
17 encumbrances on this property, and I also know -- I
18 think we talked about solar and the lack of geothermal
19 also was an issue, because of the wetlands and that
20 would have been a challenge. I just want to talk about
21 the ball fields for a minute, a couple of minutes.

22 One, we learned, obviously, you know
23 about the Miracle League field. Are any of the 100
24 spaces handicapped spaces, designated as handicapped?

25 MR. BURTON: Yes, there's -- ADA

1 requires three spaces to be ADA compliant.

2 MAYOR CANTOR: Because of this
3 unique, who decides that, I guess? You're doing the
4 minimum required by the state. Is that something
5 that -- if there was a desire by the Miracle League to
6 have more designated handicap spaces, that something
7 that could be.

8 MR. BURTON: It's set by ADA in
9 terms of what minimum needs to be. We can do more, but
10 it would reduce the overall number of parking spaces,
11 because a parking space, whether it's for a regular car
12 or a van, you need to have a subsequent striped space
13 for the unloading, it significantly cuts out the
14 overall number. The number from 100 would drop, and
15 it's a balance of need versus what's available for
16 that.

17 MAYOR CANTOR: Okay. And the
18 maintenance of those spaces would be done by the
19 property owner?

20 MS. PEARSON: Yes, by the property
21 owner.

22 MAYOR CANTOR: And the current
23 financial arrangement for the Miracle field, the Little
24 League field, and this might be corporation counsel can
25 help with this answer, is that this is a lease right

1 now. With approval of an SDD, it designates this
2 property as having a ball field on it property.

3 MS. PEARSON: With the approval of
4 an SDD that is the use that the property can be put to
5 right now without changing the SDD, and we provided
6 that to provide an element of comfort at the moment for
7 the league and for the town, that the -- you know, the
8 use would be able to be continued. I think it's fair
9 to say that there are ongoing discussions about what
10 ultimately might be the final structure of ownership,
11 and so on and so forth, and those will continue with
12 the owner, but in the meantime -- and the town. But in
13 the meantime the use is protected for the near future,
14 given the existing lease and the SDD designation, if
15 you were to approve it.

16 MAYOR CANTOR: The existing lease is
17 just through the end of this year.

18 MS. PEARSON: Just through the end
19 of this year, but it's been ongoing for as long as WeHa
20 Development Group has owned that property and will
21 continue -- I mean, there's a representation to
22 continue that. I know I can represent that we will
23 continue to work with the town on this particular
24 issue.

25 MAYOR CANTOR: And, as Mr. Michaud

1 said, there would need to be a long-term arrangement to
2 have that significant investment. That is on our minds
3 and at the top of mind, actually.

4 So question on the lighting. I only
5 say that residential sign on the entrance. What other
6 signage are you including, and how will that --

7 MR. BRUTON: So there are two
8 monument signs. One would be at the corner, as she's
9 highlighting, between Lawler and Trout Brook, and the
10 second one is at the main driveway and Trout Brook;
11 small, reflective of the material in the building and
12 the name. And reflective lighting, there are exterior
13 fixtures, that was reviewed by town staff that
14 compliment the wall path fixtures that you can see as
15 part of the rendering.

16 MAYOR CANTOR: What about the
17 sidewalk as it -- as Mr. Doar said, you know,
18 obviously, we're all, I think, a little concerned about
19 the sidewalk stopping, so it's very good to know that
20 the sidewalk would continue if it's approved. Would
21 there be any lighting on that?

22 MR. BURTON: Lighting does continue.

23 SARA: There is lower pedestrian
24 lighting along that sidewalk within the Town of West
25 Hartford standards.

1 MAYOR CANTOR: Thank you. Has there
2 been any discussion, and maybe this is something that
3 we'll discuss a little more. Mr. Wenograd, why don't
4 you ask your question.

5 MR. WENOGRAD: Thank you, Madam
6 Mayor. I'm appreciative about hearing about the
7 sidewalk going up to Asylum, but the other area along
8 Asylum is still no sidewalk. Right now we have a
9 little one, that dirt path, and we also have a pretty
10 awkward crossing of Asylum into the neighborhood. And
11 it all doesn't quite work, even now, and certainly with
12 additional pedestrian traffic, it would become an even
13 bigger issue.

14 So I guess I'm wondering whether or
15 not you agree to add sidewalks heading east, come
16 around that corner, and keep going as far as you can
17 go. Because right now there's some, and then there's a
18 dirt path, and it doesn't even get you to the
19 crosswalk.

20 MS. PEARSON: The only thing that we
21 have looked at already and discussed with the owner is
22 the possibility of coming up with a connection directly
23 from the university to the ball fields to connect to
24 the sidewalk that they were proposing internal to the
25 site. We did not pursue that because of the wetland

1 issues at the moment, and it seems like the kind of
2 connectivity issue that probably wasn't even worth
3 raising with the inland/wetland agency, unless we knew
4 there was going to be a development at the other end of
5 it. I'm assuming it's something we might pursue in the
6 future.

7 MR. BURTON: There is a sidewalk on
8 the southern side of Asylum to traverse east and west
9 that we are providing with the extension down to the
10 Trout Brook/Asylum crosswalk to get over to another
11 existing sidewalk network.

12 MR. WENOGRAD: My concern is over
13 and, again, I will say I'm very appreciative of the 100
14 spaces, plus or minus depending on the handicap issue,
15 dedicated to the field, which is so important, but
16 certainly -- and if we can get the parking at St.
17 Joe's, that will help a lot. There's a possibility
18 that people will again be parking on the other side of
19 Asylum and crossing where there's a crosswalk now and,
20 again, if you cross at the corner, you don't get a
21 sidewalk to get to that dirt path and, again, depending
22 on the weather, it is New England. That's not always
23 great. It's not a very long area, but it would seem to
24 be something that would be better. There's a little
25 wooden fence there but, other than that, you stop

1 there.

2 MR. BURTON: This is a good
3 aerial -- I'll point to two options that are currently
4 being discussed, which would have to be a separate
5 application if it were to -- there's wetland
6 implications between St. Joseph's and the baseball
7 field. I'll trace to the ones so you can see them.
8 From this parking lot, there's excess parking at the
9 university, so it's not over utilized as part of when
10 the operations of the baseball field to take place, so
11 there's a little bit of an informal path somewhere here
12 where we were looking at potentially bringing a walk
13 this way to then come to this corner, as well.

14 But, again, wetlands all in this
15 area, that would have to be dealt with for those
16 improvements to be made.

17 MR. WENOGRADE: Thank you. Like I
18 said, it might fit in the lower path. Again, I'm more
19 concerned right now about neighborhood people crossing
20 over to get to these amenities and, certainly, we're
21 not going to talk about 1800. If there's something
22 there, again, you're looking at extra pedestrian
23 traffic and, again, it might not be anybody crossing at
24 the corner of Asylum and Trout. It doesn't necessarily
25 lead to all the way.

1 MR. BURTON: If 1800 were to move
2 forward, there's significant trail extensions and
3 crosswalks and traffic signals as part of that
4 development that would, again, snowball on the
5 improvements that we're going to make there.

6 MAYOR CANTOR: Thank you, Mr.
7 Wenograd. I think that's all I had, too. So any other
8 questions? We went around once and is there any -- Mr.
9 Dodge.

10 MR. DODGE: If there's no other
11 questions from members of the counsel, with your
12 indulgence, I'd ask for a brief recess so I can provide
13 the town clerk some additional signatures that were
14 dropped of on my desk, I'd like to get those stamped
15 in, and before we recess the public hearing, we would
16 like to go over some proposed conditions of approval
17 that you'll vote on during the town council meeting to
18 follow this.

19 MAYOR CANTOR: Thank you, Mr. Dodge.
20 So are we recessing now and then --

21 MR. DODGE: If you would like.

22 MAYOR CANTOR: How long do you need?

23 MR. DODGE: Five minutes.

24 (Whereupon, a recess was taken from
25 10:16 p.m. until 10:26 p.m.)

1 MAYOR CANTOR: So I am just going
2 to -- before we review the proposed conditions of
3 approval, actually, and Mr. Dodge is going to do that,
4 I'd like to read into the record letter by the Town
5 Planning & Zoning Commission dated March 7, 2024
6 recommending approval and a letter from DRAC dated
7 March 4, 2024 recommending approval, and then we have
8 the conditions of approval.

9 MR. DODGE: Thank you, Madam Mayor.
10 Dallas Dodge, corporation counsel.

11 Before you are proposed conditions
12 of approval. We've also provided a copy of these to
13 the applicant. All of our standard conditions of
14 approval are included; however, there are some
15 additional conditions and modifications that I would
16 like to highlight.

17 The first condition, Madam Mayor, is
18 standard, but I do think it's worth highlighting here.
19 This is the condition which is implicit and all of your
20 approvals of any SDD and the area covered by the SDD
21 will used only in accordance with the official
22 application materials. We had some additional
23 conditions, which I'll discuss shortly. I do want to
24 emphasize that the SDD is approved by the council, as
25 Attorney Pearson indicated. These plans, effectively,

1 become binding on the applicant.

2 Madam Mayor, condition B is our
3 standard requirement that the applicant maintain and
4 provide to the town, if requested, contact information
5 for a property liaison.

6 Condition C includes our standard
7 conditions for waste management, but here I'd also
8 emphasize is the requirement to store refuse inside the
9 refuse enclosures that are inside the refuse enclosures
10 that are inside the buildings highlight in the plans,
11 which is a new design feature that I don't think I've
12 seen in a plan recently.

13 Madam Mayor, condition D includes
14 our standard operational requirement for snow removal,
15 property maintenance, and sweeping, landscaping,
16 lighting, and stormwater maintenance. The condition
17 also requires that all construction-related parking
18 occur onsite and specifically restricts construction
19 parkin on Asylum Avenue, Lawler Road, and Trout Brook
20 Drive.

21 I know with also received some
22 questions earlier tonight about issues we've had with
23 rodents in some areas of town. This also includes what
24 has now become a standard requirement that the health
25 director review and approve a pest management plan

1 before any site disturbance on the SDD.

2 And finally, Madam Mayor, in
3 conformance with the conditional finding that there is
4 adequate sewer mains to service the SDD. We've
5 included a requirement that the applicant enter into an
6 agreement for the removal of a certain amount of
7 offsite stormwater and groundwater inflow as may be
8 require by the district, which we anticipate will be
9 the equivalent to the sanitary sewer that will be
10 produced by project or roughly 67,000 gallons per day.

11 Condition E requires the applicant
12 to construct certain offsite improvement that are
13 described in more detail here, but do include the new
14 sidewalks along Trout Brook running from Lawler to
15 Asylum and also the crosswalk enhancements that were
16 discussed earlier tonight.

17 Condition F provides for D
18 restricted -- for a D restricted affordability plan
19 that requires 26 units to be leased for 30 years as
20 affordable at 80 percent of the area medium income for
21 the town. In response to Councilman Wenograd's
22 question about how this will be administered, I would
23 just note that this does include a requirement to
24 create an affordability plan to be approved by my
25 office which does include all the elements of the

1 administration of the plan.

2 Madam Mayor, condition G addresses
3 what I know was one of the administrations priorities
4 and a priority that you discussed earlier in the
5 evening about preserving the ball fields and
6 recreational aspect that are currently on the site,
7 which I know the town and also the Miracle League made
8 a significant investment in.

9 The plans show that the southern end
10 of the property will continue to be ball fields and
11 recreational areas; however, condition G further
12 requires that this area be reserved exclusively for
13 municipal use for athletic and recreational purposed
14 and associated parking, and we've included this
15 requirement again to ensure that this area remain
16 available for Little League, Miracle League, and other
17 recreational uses.

18 Condition G requires the execution
19 of a certain easements necessary for the new sidewalks
20 on Trout Brook Drive, again running from Lawler all the
21 way to Asylum Avenue.

22 Condition I requires the applicant
23 to install streetlight conduit under the driveway,
24 which will accommodate future streetlight projects by
25 the town.

1 And items J, K, L, and M are all
2 standard conditions concerning the engineering
3 inspection, certification, and final approval of
4 improvement and final plan review.

5 Madam Mayor, that summarizes the
6 conditions of approval. I'm happy to answer any
7 questions about the conditions that we will be
8 proposing for this project.

9 MAYOR CANTOR: Thank you, Mr. Dodge.
10 Are there any questions approvals, such as outlined?
11 No questions.

12 So I'd like to ask the applicant or
13 their counsel to confirm that these conditions of
14 approval are acceptable to them and they agree that
15 these conditions of approval be attached to the town
16 council's approval.

17 MS. PEARSON: Robin Pearson for the
18 applicant. To the extent that the limitation on use of
19 the ball fields relates to the SDD plans that you have
20 before you, we are comfortable with those conditions.
21 We offered that as a way -- in bringing those plans
22 forward, as a way of ensuring that that use would be
23 continued until or unless another application was to
24 come before the town council. It's a nuanced point, I
25 just want to put on the record but, otherwise, given

1 that, I don't have an objection to the way this has
2 been set up.

3 The other thing that I would ask is
4 that it be made clear in your record, I do believe
5 that's the case, that the inland/wetland permit is
6 included as an item in the list of exhibits that you
7 already have that have been posted and that you've
8 considered in the review of this application, because
9 that is another set of criteria and permit conditions
10 to which we will have to adhere. So I would just ask,
11 I guess, that you acknowledge that you have given due
12 consideration to that report when you make a decision
13 on this application.

14 MAYOR CANTOR: Okay. Mr. Dodge does
15 that make sense?

16 MR. DODGE: Yes. Thank you, Madam
17 Mayor.

18 MAYOR CANTOR: Okay. All right.
19 Are there any other questions? All right.

20 So thank you very much, Attorney
21 Pearson. Without objection, I move that we close the
22 public hearing. Is there any objection? We are
23 closing the public hearing. The public hearing is now
24 closed and we are now going to begin the town council
25 meeting.

1 (Whereupon, the hearing was
2 adjourned at 10:35 p.m.)
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 pursuant to Notice, the preceding 174 pages were taken stenographically and reduced to writing by me and that the hearing is a true and accurate record of my stenographic notes.

I further certify that I am neither attorney or counsel for, nor related to or employed by any of the parties to the action in which this deposition is taken, and further that I am not a relative or employee of any attorney or counsel employed by the parties thereto or financially interested in the action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 3rd day of May, 2024.



Debra A. Chasse, CSR
Notary Public
State of Connecticut

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