



West Hartford Town Council Meeting Minutes
50 South Main Street Legislative Chambers - Room 314
Tuesday, June 24, 2025 at 7:30 PM

1. Call to Order

The meeting was called to order at 8:29 PM

Present: Councilors Blanks, Mayor Cantor, Cortes, Fay, McGinnis, Polun, Walters, Deputy Mayor Wenograd and Zydanowicz

2. Proclamations

NONE

3. Public Forum

NONE

4. Consent Calendar

A. Consent Calendar

Without Objection, Motion to Place Items 5A, 5B and 7C on the Consent Calendar (Wenograd)

MOTION CARRIES (9 YEA, 0 NAY)

Motion to Adopt the Consent Calendar (Wenograd)
Second (Polun)

MOTION CARRIES (9 YEA, 0 NAY)

5. Approval of Minutes

A. Town Council Meeting Minutes - June 10, 2025

CONSENT

B. Public Hearing Minutes June 10, 2025 - Resolution Approving Programs Eligible for the Neighborhood Assistance Act Tax Credit Program

CONSENT

6. Unfinished Business

A. Application of Oceanport Realty Capital, LLC and OP 160 Simsbury LLC, contract purchaser of 160 Simsbury Road, for an amendment to existing Special Development

District (SDD) #106, currently known as Hoffman Summerwood and Henley Woods. The application seeks to amend the approximately 9.9 acre Summerwood parcel at 160 Simsbury Road to allow a parking expansion, drainage and site related improvements to support a change of use of the existing building from age-restricted multifamily to non-age restricted multifamily housing units.

Motion to Approve, Subject to Conditions (Wenograd)

Second (Polun)

MOTION CARRIES (7 YEA, 2 NAY)

YEA: Councilors Blanks, Mayor Cantor, McGinnis, Polun, Deputy Mayor Wenograd, Walters and Zydanowicz

NAY: Councilors Cortes and Fay

7. New Business

A. Resolution Setting the Town Manager's Compensation

Motion to Adopt (Wenograd)

Second (Polun)

MOTION CARRIES (9 YEA, 0 NAY)

B. Resolution Appropriating Municipal Tax Revenues from Cannabis Sales to Support the Summer Youth Employment and Learning Program

Motion to Adopt (Wenograd)

Second (Polun)

MOTION CARRIES (9 YEA, 0 NAY)

C. Appointment of Chan Lieu to the West Hartford-Bloomfield Health District for a term to expire December 31, 2028

CONSENT

8. Reports of Town Manager

A. Town Manager's Report

Town Manager Richard Ledwith presented his report to the Council.

9. Reports of Corporation Counsel

A. Corporation Counsel's Report

NONE

10. Communications

NONE

11. Announcements

A. Announcements

Mayor Cantor and Councilors presented upcoming events and information.

12. Adjournment

A. Adjourn

Without Objection, Motion to Adjourn (Cantor)
MOTION CARRIES (9 YEA, 0 NAY)

The meeting adjourned at 9:35 PM.

AMENDED CONDITIONS OF APPROVAL
160 SIMSBURY ROAD
SPECIAL DEVELOPMENT DISTRICT #106
AS APPROVED BY THE TOWN COUNCIL ON JUNE 24, 2025

1. APPROVAL OF APPLICATION

The Town Council hereby finds that the amended plan, as approved, will be:

- a. In harmony with the overall objective of the Comprehensive Plan, as defined in Article I, Chapter 177 of the Town's zoning ordinances.
- b. Superior to a plan possible under the regular standards of the Town's zoning ordinances.
- c. In harmony with the actual or permitted development of adjacent properties.

The Application is hereby approved, subject, however, to the Conditions of Approval set forth below.

2. CONDITIONS OF APPROVAL

A. IWWA and TPZ Permits

Section 9 of the Conditions of Approval dated February 9, 1999 is hereby amended by adding the following:

The requirements of IWWA Permit #1226 issued by the IWWA/TPZ on June 23, 2025 are hereby made a part of the SDD Condition of Approval. The provisions and conditions on these permits should be implemented in a manner to avoid disruption and to coordinate requirements while ensuring full compliance with these permits as well as related Conditions of Approval to the SDD approval.

B. Affordability Plan

Applicant shall provide for at least 8% of the 108 residential units, proportionately assigned based on unit type, to be leased for thirty years as affordable to persons and families having income that does not exceed eighty percent (80%) of the lesser of the Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area or the statewide median income as published by HUD. The unit designation, construction, affordability term, administrator, income eligibility requirements, maximum rental prices, enforcement and other management elements shall be outlined in a Housing Affordability Plan to be submitted by the Applicant and reviewed and approved by the Office of Corporation Counsel. The Plan Administrator shall submit an annual report to the Town Manager or its designee documenting compliance with the Housing Affordability Plan and this condition.

An affordability housing deed restriction shall be submitted by the Applicant and reviewed and approved by the Office of Corporation and recorded on the West Hartford Land Records prior to the issuance of any certificate of occupancy in accordance with this condition.

All previous Conditions of Approval placed on this Application remain in full force and effect.