



West Hartford Town Council Meeting Minutes
50 South Main Street Legislative Chambers, Room 314
Tuesday, August 12, 2025 at 6:30 PM

1. Call to Order

The meeting was called to order at 6:30 PM

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

2. Proclamations

A. Proclamations

Mayor Cantor issued a Proclamation in recognition of Disability Pride Month

3. Public Forum

NONE

4. Consent Calendar

A. Consent Calendar

Without Objection, Motion to Place Items 5A, 5B, 7E through 7I and 10A through 10E on the Consent Calendar (Wenograd)

MOTION CARRIES (6 YEA, 0 NAY)

Motion to Adopt the Consent Calendar (Wenograd)

Second (Polun)

MOTION CARRIES (6 YEA, 0 NAY)

5. Approval of Minutes

A. Town Council Meeting Minutes - June 24, 2025

CONSENT

B. Public Hearing Minutes June 24, 2025 - 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.

CONSENT

6. Unfinished Business

NONE

7. New Business

A. Ordinance Concerning the Licensing of Amusement Devices

Motion to Set for Public Hearing on September 9, 2025 at 7:00 PM (Wenograd)

MOTION CARRIES (6 YEA, 0 NAY)

B. Resolution Appropriating Funds to Support Off-Site Traffic Improvements in Connection with the Center Park Place Development Project on Arapahoe Road, Farmington Avenue, and LaSalle Road

Motion to Adopt (Wenograd)

Second (Polun)

MOTION CARRIES (6 YEA, 0 NAY)

C. Resolution Appropriating Funds for an Additional Building Inspector Position with the Department of Community Development

Motion to Adopt (Wenograd)

Second (Polun)

MOTION CARRIES (6 YEA, 0 NAY)

D. Resolution Accepting a Grant from North Central Area Agency on Aging to Support Behavioral Health Services

Motion to Adopt (Wenograd)

Second (Polun)

MOTION CARRIES (6 YEA, 0 NAY)

E. Appointment of Byron Dorchester as a Member of the West Hartford Housing Authority for a term to expire December 31, 2027

CONSENT

F. Appointment of Kevin Haven as a Member of the Board of Assessors for a term to expire December 31, 2026

CONSENT

G. Appointment of Lisa Tanen-La Fontaine to the Pedestrian & Bicycle Commission for a term to expire December 31, 2028

CONSENT

H. Appointment of Ally Schoenhorn to the Sustainable West Hartford Commission for a term to expire December 31, 2025

CONSENT

I. Appointment of Andrea Yuliano to the Sustainable West Hartford Commission 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

Corporation Counsel Dallas Dodge noted that the Council will enter into Executive Session.

10. Communications

A. Communication from Mark D'Addabbo resigning from the West Hartford Housing Authority effective March 25, 2025

CONSENT

B. SDD #113-R1-25 – Blue Back Square - Notice of Town Planner's intention to approve, pursuant to section 177-44C (9)(d) a request filed on behalf of Blue Back Capital Partners, LLC and Brand Street Properties, LLC for revisions to the approved Special Development District plan (SDD #113) located at 75 Isham Road and more commonly known as Blue Back Square. The request is for minor architectural changes for mechanical equipment placement and related rooftop architectural screening associated with a new tenant fit out of the former Rosa Mexicano tenant space.

CONSENT

C. SDD #4 R1-25– Crossroads Plaza - Notice of Town Planner's intention to approve, pursuant to section 177-44C (9)(d) a request filed from Scott Griffin Architects on behalf of property owners, for revisions to the approved Special Development District plan (SDD #4) located at 714-772 North Main Street and more commonly known as Crossroads Plaza. The request is for minor architectural changes to the building façade and rooftop mechanical equipment associated with renovations to Big Y.

CONSENT

D. SDD #51-R1-25 – 91 South Main Street - Notice of Town Planner's intention to approve, pursuant to section 177-44C (9)(b)(d)(e)(f) a request filed by Terri Hahn, authorized agent of the owner, for revisions to the approved Special Development District plan (SDD #51) located at 91 South Main Street. The request is for minor changes to the landscaping, signage, accessory structures and architecture, all of which are associated with ongoing site maintenance and building renovations.

CONSENT

E. SDD #160 – 1360 Trout Brook Drive - Notice of Town Planner's intention to approve, pursuant to section 177-44C (9)(a)(b)(d)(e)(f) a request filed on behalf of West Hartford Developers, LLC, owners, for revisions to the approved Special Development District plan (SDD #160) located at 1360 Trout Brook Drive. The request is for proposed area measurement, architectural, landscape, signage and the location of accessory structures changes all to accommodate overall design modifications and enhancements related to project constructability.

CONSENT

11. Announcements

A. Announcements

Mayor Cantor and Councilors presented upcoming events and information.

12. Executive Session

A. Executive Session pursuant to section 1-200(6)(E) of the Connecticut General Statutes regarding discussion of an Attorney-Client Privileged and Confidential Legal Memorandum concerning parking in Blue Back Square

Without Objection, Motion to Enter into Executive Session to discuss Attorney-Client privileged and confidential legal memorandum concerning parking in Blue Back Square (Wenograd)

MOTION CARRIES (6 YEA, 0 NAY)

The Council entered into Executive Session at 7:30 pm. The Council was joined by Corporation Counsel Dodge and Town Manager Richard Ledwith. The Council exited Executive Session at 7:43 pm.

B. Executive Session pursuant to section 1-200(6)(E) of the Connecticut General Statutes regarding discussion of an Attorney-Client Privileged and Confidential Legal Memorandum concerning the prospective appeal of Fair Rent Commission Case #2025-05 and ancillary litigation

Without Objection, Motion to Enter into Executive Session to discuss Attorney-Client privileged and confidential legal memorandum concerning the prospective appeal of Fair Rent Commission Case #2025-05 and ancillary litigation (Wenograd)

MOTION CARRIES (6 YEA, 0 NAY)

The Council entered into Executive Session at 6:58 pm. The Council was joined by Corporation Counsel Dodge, Assistant Corporation Counsel Lauture and Town Manager Richard Ledwith. The Council exited Executive Session at 7:08 pm.

C. Executive Session pursuant to section 1-200(6)(B) of the Connecticut General Statutes to discuss strategy and negotiations with respect to pending litigation, to wit: Town of West Hartford Claim L004460047.

Without Objection, Motion to Enter into Executive Session to discuss pending litigation to wit: Town of West Hartford Claim L004460047 (Wenograd)

MOTION CARRIES (6 YEA, 0 NAY)

The Council entered into Executive Session at 7:08 pm. The Council was joined by Corporation Counsel Dodge, Assistant Corporation Counsel Lauture and Town Manager Richard Ledwith. The Council exited Executive Session at 7:29 pm.

13. Adjournment

A. Adjourn

Without Objection, Motion to Adjourn (Cantor)

MOTION CARRIES (6 YEA, 0 NAY)

The meeting adjourned at 7:43 pm.