

WEST HARTFORD, CONNECTICUT, TOWN COUNCIL
PUBLIC HEARING

APPLICATION 2558 ALBANY AVENUE, LLC, OWNER OF 2558
ALBANY AVENUE, FOR AN AMENDMENT TO EXISTING
SPECIAL DEVELOPMENT DISTRICT (SDD) #23

THE APPLICATION SEEKS TO AMEND THE APPROVED PLAN BY
DEMOLISHING THE EXISTING BUILDING, REMOVING EXISTING
VEGETATION, AND REGRADING THE ENTIRETY OF THE SITE FOR
FUTURE DEVELOPMENT OPPORTUNITY

DATE: DECEMBER 17, 2025

TIME: 7:00 P.M.

PLACE: WEST HARTFORD TOWN COUNCIL
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107

REPORTER: ALEXA A. BUDIHAS, RPR/CRR

A P P E A R A N C E S

WEST HARTFORD, CONNECTICUT, TOWN COUNCIL MEMBERS:

MAYOR SHARI CANTOR

DEPUTY MAYOR DEBRA POLUN

MINORITY LEADER JOHN LYONS

TOWN COUNCILOR DR. GAYLE HARRIS

TOWN COUNCILOR LISA LAZARUS

TOWN COUNCILOR TIFFANI MCGINNIS

TOWN COUNCILOR BARRY WALTERS

TOWN COUNCILOR DR. JASON WANG

TOWN COUNCILOR BEN WENOGRAD

TOWN MANAGER RICK LEDWITH

TOWN CLERK LEON S. DAVIDOFF

DEPUTY CORPORATION COUNSEL GINA VARANO

REPRESENTING 2558 ALBANY AVENUE, LLC:

ALTER, PEARSON & HOPE

2650 MAIN STREET

GLASTONBURY, CT 06033

BY: MEGHAN HOPE, ESQ.

Mhope@aphlawyers.com

860-652-4020

In attendance:

Paul Vitaliano, PE, VHB Director of Land Development

P R O C E E D I N G S

(The proceedings began at 7:25 p.m.)

MAYOR CANTOR: Okay. I am calling the 7 p.m. public hearing to order. This is the Application of 2558 Albany Avenue, LLC, Owner of 2558 Albany Avenue for an Amendment to Existing Special Development District SDD 23. The application seeks to amend the approved plan by demolishing the existing building, removing existing vegetation, and regrading the entirety of the site for future development

07:25:47PM

opportunity.

We'll begin with roll call, Mr. Davidoff.

TOWN CLERK DAVIDOFF: Good evening, Madam Mayor.

For attendance purposes, Mayor Cantor.

MAYOR CANTOR: Here.

TOWN CLERK DAVIDOFF: Councilor Harris.

DR. HARRIS: Here.

TOWN CLERK DAVIDOFF: Councilor Lazarus.

MS. LAZARUS: Present.

07:26:03PM

TOWN CLERK DAVIDOFF: Councilor Lyons.

MINORITY LEADER LYONS: Here.

TOWN CLERK DAVIDOFF: Councilor McGinnis.

MS. MCGINNIS: Here.

TOWN CLERK DAVIDOFF: Deputy Mayor Polun.

1 DEPUTY MAYOR POLUN: Here.

2 TOWN CLERK DAVIDOFF: Councilor Walters.

3 MR. WALTERS: Here.

4 TOWN CLERK DAVIDOFF: Councilor Wang.

5 DR. WANG: Here.

6 TOWN CLERK DAVIDOFF: Councilor Wenograd.

7 MR. WENOGRAD: Here.

8 TOWN CLERK DAVIDOFF: All present.

9 MAYOR CANTOR: Thank you, Mr. Davidoff.

10 All right. We will begin with a

07:26:18PM

11 presentation. And if you can introduce yourselves and
12 go right ahead.

13 MS. HOPE: Sure. Good evening. Is this on?
14 Good evening. For the record, my name is Meghan Hope.
15 I'm an attorney with Alter, Pearson & Hope in
16 Glastonbury. And I'm here tonight with Paul Vitaliano.
17 He's our Professional Engineer with VHB. We represent
18 2558 Albany Avenue, LLC, who's the property owner for
19 2558 Albany Avenue.

20 The representative for the owner was very

07:26:44PM

21 sick tonight, so I told him to stay home. But he
22 otherwise would have -- yes, would have been here. He
23 said he would sit in the back. I think he's watching
24 on YouTube. So, we will be texting with him, but I
25 think Paul and I should be able to handle any

1 questions.

2 We've submitted an application for an
3 amendment to SDD Number 23. That's a lot that's
4 situated on the north side of Albany Avenue. I have it
5 highlighted in yellow on the screen in front of you.
6 It's a little over an acre in size. And if you're
7 familiar with the site, it's located just to the west
8 of the Staples center. It has an office building on it
9 that was formally a house.

10 We're proposing to remove the existing

07:27:25PM

11 structure. When we originally filed the application,
12 we were proposing to remove the existing structure,
13 also regrade the site, take down all the vegetation.
14 But we have since limited the scope of the application.
15 So, all we're looking for tonight is just limited to
16 removing the structure, and we'll explain that further
17 as we proceed.

18 So, this is a view of the surrounding area.

19 I know everyone is familiar with it. On the right side
20 of your screen, you have North Main Street that travels

07:27:56PM

21 north-south. Our site, again, highlighted in yellow,
22 2558 Albany Avenue, located on the north side of the
23 street just adjacent to the Staples plaza.

24 And obviously, there's other commercial uses
25 that exist to the east side of the site and to the

1 southeast. And then we have primarily residential uses
2 to the north with the homes on Farmstead Lane. We have
3 the Woodbury condos, which are over to the left side of
4 your screen. And then we have mostly residential
5 houses on the other side of Albany Avenue and Flagg
6 Road to the south side of the site. This is just the
7 map of zoning in the area.

8 Our site is an SDD, obviously, with the
9 underlying zone of BO, which is the office district.
10 Everything to the east is essentially an SDD mostly

07:28:48PM

11 within an underlying zone of BG, which permits retail.
12 That's one of the main differences with the BO zone.
13 And then everything to the north and to the west is
14 also residential, pretty much all in the R-13 zoning
15 district.

16 So, back in 1981, the town council approved
17 the initial SDD for the site. It changed the zone from
18 R-13 to BO and then to SDD. One of the conditions of
19 that approval was that the residential appearance of
20 the house would remain when it was converted to an

07:29:26PM

21 office.

22 So, we are obviously asking for the building
23 to come down, so I'm also asking for that condition to
24 be released because it's obviously in conflict with our
25 request.

1 So, again, this is just a closer-in view of
2 the site. I've highlighted that in red. The right
3 side of your screen is the Staples building itself.
4 Albany Avenue is to the bottom of your screen.

5 The house was converted to an office in 1981,
6 was leased out from 1981 to various office users.
7 There was an accountant in there for a while. We had
8 doctors as well.

9 But since 2005, we have not had any tenants.
10 It's been extensively marketed. And the comments that

07:30:09PM

11 we've received is that they haven't liked the right-in/
12 right-out turning movement for the site. If you notice
13 on the aerial, there is a raised median in Albany
14 Avenue in this area. I sort of highlighted that with
15 the yellow there. But that's been a big detractor in
16 us being able to get tenants.

17 The other point I wanted to point out is the
18 topography changes. Obviously, as you head west on
19 Albany Avenue, it's rising. And in our site in
20 particular, the finished floor area of that existing

07:30:42PM

21 office building is ten feet higher than Albany Avenue;
22 so the road is rising, but the site is rising as well.
23 The finished floor of this house -- or this office
24 building is 20 feet higher than the Staples. So,
25 everything is rising, which was something that

1 potential tenants weren't interested in.

2 And also, obviously, the antiquated layout of
3 the house was also a detractor.

4 So, we've been unable to rent it. And our
5 plan is to try and make the site more attractive for
6 somebody to come in in redevelopment.

7 We see this plan as sort of an interim
8 approval. Eventually, we would like to -- we would
9 come back with something more complex, a typical SDD
10 development plan that's more comprehensive.

07:31:26PM

11 We had originally come in with plans to
12 regrade the site and essentially connect it to the
13 Staples plaza. But we got, I would say, strong
14 encouragement from the planning staff to sort of pause
15 on that until we really knew what the end user was.
16 So, that's why we withdrew the application for the SDD
17 next door and proceeded with this.

18 But ideally, in the future, what we would
19 like to do is to find a way to connect the 2558 Albany
20 Avenue parcel with the Staples parcel so that they have

07:31:59PM

21 access out to the light with Albany and Flagg and over
22 to the other plaza.

23 So, this is our demolition plan that we
24 submitted. Highlighted in green on the plan is the
25 limits of disturbance. So, as you can see, we're very

1 limited into where we're going to be doing anything
2 really on the site. It's around really where we --
3 those existing structures are.

4 So, we have the house, which is that main
5 green circle in the center, and then there's a couple
6 accessory structures in that northeast corner that
7 would come down.

8 Two utility connections need to be
9 disconnected from the street. Our sewer and our
10 electrical -- the gas was already disconnected and

07:32:44PM

11 stubbed, so that's not an issue. But all the existing
12 vegetation would remain; the existing curb cut, the
13 pavement, that would all stay. We're just trying to
14 essentially do a light touch, take the building down,
15 and leave it for now.

16 The building, after it gets demolished, would
17 be backfilled with clean material. There would be rock
18 put on top so there wouldn't be any erosion or anything
19 like that. But the town engineer has extensively
20 reviewed Paul's erosion sedimentation control plans,

07:33:16PM

21 and obviously the demolition itself is overseen by the
22 building department. We have to go through a process
23 with them where we provide materials that any asbestos
24 has been abated by a licensed contractor. So, that's
25 all overseen by the building department from the town

1 hall.

2 And then we did conduct neighborhood
3 outreach. Gregg Nanni, who represents the applicant,
4 when we originally filed the application for both
5 parcels, went out and met with the immediate neighbors
6 to the north and to the west.

7 Once we revised the application, again he
8 went back out and talked with them, and then we did
9 have a neighborhood meeting on December 3rd. We sent
10 out notices to everybody within 500 feet, which was

07:34:00PM

11 about 71 property owners. We had eight people show up
12 at the meeting. And most of the questions really
13 related to the next phase -- sorry -- you know, how
14 tall will the light poles be, would the building be in
15 the front or the parking in the back.

16 So, we -- I explained the SDD process and
17 also explained that any changes we make have to go back
18 to the same process: So, it gets reviewed by DRAC; we
19 have to go to TP&Z for a recommendation; we come here,
20 obviously, for a public hearing; and there will also be

07:34:28PM

21 additional outreach.

22 So, it was helpful because we understood what
23 some of the comments are, what things we'll be looking
24 for, buffering and I think really understanding what
25 the use is going to be and how it's going to tie into

1 the Staples plaza.

2 So, it was helpful that I think we were able
3 to answer most of the questions, but they were really
4 mostly focused on that next -- next phase. Nobody
5 seemed to be that upset about taking the building down
6 at this point.

7 So, I think that wraps it up. Paul and I are
8 happy to answer any questions that you or the public
9 has.

10 MAYOR CANTOR: Thank you so much, Attorney
07:35:01PM

11 Hope.

12 I have a really quick one. What year was the
13 house built? Do you know?

14 MS. HOPE: We believe -- so, there's
15 conflicting data on that. The field card says it was
16 built in 1900. But when I talked to the tax assessor,
17 what they said is when the houses get too old, they
18 start raising the age because otherwise it's valued
19 lower. So, we think it's sometime in the 1800s.

20 We did have a consultant look at the house to
07:35:27PM

21 see if it had any historical significance as far as who
22 owned it or who used it, any historical events, and it
23 didn't. And we did have that reviewed by the State as
24 well.

25 MAYOR CANTOR: Okay. Thank you so much. I'm

1 going to open it up.

2 Actually, I'm going to go to public comment
3 first. Mr. Davidoff, did you receive any comments on
4 this?

5 TOWN CLERK DAVIDOFF: No, Madam Mayor.

6 MAYOR CANTOR: Okay. And we'll just check
7 the sign-up sheet?

8 MS. VARANO: No, Madam Mayor. No one signed
9 up to speak. I have checked it already.

10 MAYOR CANTOR: All right. Is there anybody

07:35:59PM

11 that would like to speak to this public hearing?

12 Okay. Seeing none, we'll open it up to the
13 town council. Any questions or comments from members
14 of the council?

15 Oh. Ms. Harris.

16 DR. HARRIS: Thank you. Thanks for the
17 presentation. I have a question regarding this I guess
18 traffic that potentially could be coming from this
19 property. You mentioned about opening up -- because
20 the way -- the way the driveway seems to come right out

07:36:31PM

21 to Albany Avenue would seem to me a little bit
22 problematic if you had any significant amount of
23 traffic eventually coming out of that property.

24 So, what is the likelihood that you could
25 actually open it up -- open up the property to the

1 Staples parking lot? Is that something Staples would
2 actually agree to?

3 MS. HOPE: Yeah. And just to be clear, 2558
4 Albany Avenue and 2550 Albany Avenue, they're in
5 different LLCs, but they're owned by the same people.
6 So, we have agreement there because it's the same --
7 same guy, Mr. Gerson (phonetic). So, that's not an
8 issue.

9 And, Paul, I don't know if you want to
10 explain, maybe. We did look at how -- what it would

07:37:16PM

11 look like to connect them. Paul can explain that.

12 MR. VITALIANO: Sure. Once again, Paul
13 Vitaliano from VHB.

14 I've looked at the site probably the last 15
15 years for Mr. Nanni and Mr. Gerson. It's obviously
16 desirable areas, you're all aware. And we've looked at
17 multiple iterations of this for multiple users and
18 different kind of layouts.

19 And that's the long way of getting -- to
20 answering your question of -- we're confident that any

07:37:40PM

21 -- any significant development that would happen on the
22 site would have to be connected to the Staples plaza to
23 both utilize the traffic signal at the main entrance
24 and then also because we can't be restricted to just a
25 right-in/right-out that's there now. So, we're fairly

1 confident we would not be reusing that same curb cut
2 for any kind of future development.

3 MS. HARRIS: You're fairly confident of what?

4 MR. VITALIANO: I'm sorry. Can you say that
5 again?

6 MAYOR CANTOR: Can you put your mic on?

7 DR. HARRIS: I'm sorry. You said you're
8 fairly confident what?

9 MR. VITALIANO: That we would not be using
10 that same curb cut for any kind of future development.

07:38:08PM

11 MS. HOPE: And I think when we had looked at
12 it, Paul, we still had a right-out but more on the west
13 side of the property, so that moved further; right?

14 MR. VITALIANO: Yeah. We would definitely
15 take advantage of having some secondary access or
16 egress out of this -- this property. That's just kind
17 of just good planning and something that we expect the
18 Town and even the DOT would ask. But if we did have a
19 right-in/right-out, it would most likely be further
20 west, at the other end of the property, as opposed to

07:38:35PM

21 where it is now.

22 DR. HARRIS: Thank you.

23 MAYOR CANTOR: Thank you, Ms. Harris.

24 And you said it's an acre?

25 MS. HOPE: Yeah. A little over an acre.

1 MAYOR CANTOR: Okay. And what's the square
2 footage of the house? Do you know?

3 MS. HOPE: The footprint is about 2,389
4 square feet. I think there's -- the second floor is a
5 little smaller.

6 MAYOR CANTOR: Mm-hmm. Okay. Thank you.
7 All right. Any other questions from the
8 council? Okay. Ms. Polun.

9 DEPUTY MAYOR POLUN: Thank you, Madam Mayor.
10 Through you, it looks like in the community outreach
07:39:06PM

11 report that you indicated the demolition would take
12 about a week.

13 MS. HOPE: Mm-hmm.

14 DEPUTY MAYOR POLUN: What week would you
15 target? Would it be sometime -- assuming this is
16 approved by the council, would it be sometime soon, or
17 are you looking to wait until the spring? What's your
18 time frame?

19 MS. HOPE: No. I think it could definitely
20 happen sometime soon. Obviously, after approval, we
07:39:26PM

21 need to finalize the SDD to make it legal. With
22 recording, that takes usually a month or so, something
23 like that. But I think after that, we would be able to
24 proceed to take the building down. We'd have to get
25 the demo permit issued first, so there's -- I think

1 that would take at least 30 days. But I think -- we
2 would not need to necessarily wait till spring. It's
3 not weather related.

4 DEPUTY MAYOR POLUN: Thank you.

5 MAYOR CANTOR: Thank you, Ms. Polun.

6 Anything else? All right. Seeing no, I will
7 let into the record letter dated November 26th, 2025,
8 from Town Plan & Zoning Commission recommending
9 approval; letter dated November 26th, 2025, from Design
10 Review Advisory Committee Recommending Approval.

07:40:05PM

11 And with that, we will close the public
12 hearing. And we will begin our council meeting in --
13 how about ten minutes? Is that okay? Okay. 7:50.

14 (The proceedings adjourned at 7:40 p.m.)

STATE OF CONNECTICUT

I, ALEXA BUDIHAS, RPR, CRR, and a Licensed Professional Reporter/Commissioner within and for the State of Connecticut, do hereby certify that I took the foregoing hearing at 7 p.m. on December 17, 2025, at the West Hartford Town Council, 50 South Main Street, West Hartford, CT 06107.

I further certify that the hearing was taken by me stenographically and reduced to typewritten form under my direction by means of computer-assisted transcription.

I further certify that I am neither counsel for, related to, nor employed by any of the parties to the action in which this hearing was taken; and further, that I am not a relative or employee of any attorney or counsel employed by the parties hereto, nor financially or otherwise interested in the outcome of the action.

WITNESS my hand this December 29th, 2025.



ALEXA A. BUDIHAS, RPR/CRR
My commission expires 4/30/29

&	3rd 10:9	adjacent 5:23	applicant 10:3
& 2:12 4:15	4	adjourned	application 1:6
16:8	4/30/29 17:23	16:14	1:11 3:4,7 5:2
0	5	advantage	5:11,14 8:16
06033 2:13	50 1:19 17:5	14:15	10:4,7
06107 1:20	500 10:10	advisory 16:10	approval 6:19
17:6	7	aerial 7:13	8:8 15:20 16:9
1	7 3:3 17:5	age 11:18	16:10
13 6:14,18	71 10:11	agree 13:2	approved 1:11
15 13:14	7:00 1:18	agreement 13:6	3:8 6:16 15:16
17 1:18 17:5	7:25 3:2	ahead 4:12	area 5:18 6:7
1800s 11:19	7:40 16:14	albany 1:6,6	7:14,20
1900 11:16	7:50 16:13	2:11 3:5,5 4:18	areas 13:16
1981 6:16 7:5,6	8	4:19 5:4,22 6:5	asbestos 9:23
2	860-652-4020	7:4,13,19,21	asking 6:22,23
2,389 15:3	2:15	8:19,21 12:21	assessor 11:16
20 7:24	a	13:4,4	assisted 17:9
2005 7:9	abated 9:24	alexa 1:25 17:3	assuming 15:15
2025 1:18 16:7	able 4:25 7:16	17:22	attendance
16:9 17:5,16	11:2 15:23	alter 2:12 4:15	2:18 3:15
23 1:7 3:7 5:3	access 8:21	amend 1:11 3:7	attorney 4:15
2550 13:4	14:15	amendment 1:6	11:10 17:13
2558 1:6,6 2:11	accessory 9:6	3:6 5:3	attractive 8:5
3:5,5 4:18,19	accountant 7:7	amount 12:22	avenue 1:6,6
5:22 8:19 13:3	acre 5:6 14:24	answer 11:3,8	2:11 3:5,5 4:18
2650 2:13	14:25	answering	4:19 5:4,22 6:5
26th 16:7,9	action 17:12,14	13:20	7:4,14,19,21
29th 17:16	actually 12:2	antiquated 8:2	8:20 12:21
3	12:25 13:2	anybody 12:10	13:4,4
30 16:1	additional	aphlawyers.c...	aware 13:16
35323 17:21	10:21	2:15	b
		appearance	back 4:23 6:16
		6:19	8:9 10:8,15,17

backfilled 9:17 barry 2:6 began 3:2 believe 11:14 ben 2:7 bg 6:11 big 7:15 bit 12:21 bo 6:9,12,18 bottom 7:4 budihas 1:25 17:3,22 buffering 10:24 building 1:11 3:8 5:8 6:22 7:3,21,24 9:14 9:16,22,25 10:14 11:5 15:24 built 11:13,16	changed 6:17 changes 7:18 10:17 check 12:6 checked 12:9 circle 9:5 clean 9:17 clear 13:3 clerk 2:8 3:13 3:17,19,21,23 3:25 4:2,4,6,8 12:5 close 16:11 closer 7:1 come 6:23 8:6,9 8:11 9:7 10:19 12:20 coming 12:18 12:23 comment 12:2 comments 7:10 10:23 12:3,13 commercial 5:24 commission 16:8 17:23 commissioner 17:4 committee 16:10 community 15:10 complex 8:9	comprehensive 8:10 computer 17:9 condition 6:23 conditions 6:18 condos 6:3 conduct 10:2 confident 13:20 14:1,3,8 conflict 6:24 conflicting 11:15 connect 8:12,19 13:11 connected 13:22 connecticut 1:1 2:2 17:1,4 connections 9:8 consultant 11:20 contractor 9:24 control 9:20 converted 6:20 7:5 corner 9:6 corporation 2:9 council 1:1,19 2:2 6:16 12:13 12:14 15:8,16 16:12 17:5 councilor 2:4,5 2:5,6,6,7 3:17	3:19,21,23 4:2 4:4,6 counsel 2:9 17:11,13 couple 9:5 crr 1:25 17:3 17:22 ct 1:20 2:13 17:6 curb 9:12 14:1 14:10 cut 9:12 14:1 14:10
c			d
c 2:1 3:1 call 3:12 calling 3:3 cantor 2:3 3:3 3:15,16 4:9 11:10,25 12:6 12:10 14:6,23 15:1,6 16:5 card 11:15 center 5:8 9:5 certify 17:4,8 17:11			d 3:1 data 11:15 date 1:18 dated 16:7,9 davidoff 2:8 3:12,13,17,19 3:21,23,25 4:2 4:4,6,8,9 12:3,5 days 16:1 debra 2:3 december 1:18 10:9 17:5,16 definitely 14:14 15:19 demo 15:25 demolished 9:16 demolishing 1:11 3:8

demolition 8:23 9:21 15:11 department 9:22,25 deputy 2:3,9 3:25 4:1 15:9 15:14 16:4 design 16:9 desirable 13:16 detractor 7:15 8:3 development 1:7,12 2:20 3:6 3:10 8:10 13:21 14:2,10 differences 6:12 different 13:5 13:18 direction 17:9 director 2:20 disconnected 9:9,10 district 1:7 3:7 6:9,15 disturbance 8:25 doctors 7:8 doing 9:1 door 8:17 dot 14:18 dr 2:4,6 3:18 4:5 12:16 14:7	14:22 drac 10:18 driveway 12:20	5:10,12 7:20 9:3,11,12 expect 14:17 expires 17:23 explain 5:16 13:10,11 explained 10:16,17 extensively 7:10 9:19	footprint 15:3 foregoing 17:5 form 17:8 formally 5:9 frame 15:18 front 5:5 10:15 further 5:16 14:13,19 17:8 17:11,13 future 1:12 3:10 8:18 14:2 14:10	
	e	e 2:1,1 3:1,1 east 5:25 6:10 egress 14:16 eight 10:11 electrical 9:10 employed 17:12,13 employee 17:13 encouragement 8:14 engineer 4:17 9:19 entirety 1:12 3:10 entrance 13:23 erosion 9:18,20 esq 2:14 essentially 6:10 8:12 9:14 evening 3:13 4:13,14 events 11:22 eventually 8:8 12:23 everybody 10:10 exist 5:25 existing 1:6,11 1:11 3:6,8,9	f	g
	fairly 13:25 14:3,8 familiar 5:7,19 far 11:21 farmstead 6:2 feet 7:21,24 10:10 15:4 field 11:15 filed 5:11 10:4 finalize 15:21 financially 17:14 find 8:19 finished 7:20 7:23 first 12:3 15:25 flagg 6:5 8:21 floor 7:20,23 15:4 focused 11:4 footage 15:2	g 3:1 gas 9:10 gayle 2:4 gerson 13:7,15 getting 13:19 gina 2:9 glastonbury 2:13 4:16 go 4:12 9:22 10:17,19 12:2 going 9:1 10:25 10:25 12:1,2 good 3:13 4:13 4:14 14:17 green 8:24 9:5 gregg 10:3 guess 12:17 guy 13:7		

h	15:13,19	l	located 5:7,22
hall 10:1	house 5:9 6:20	land 2:20	long 13:19
hand 17:16	7:5,23 8:3 9:4	lane 6:2	look 11:20
handle 4:25	11:13,20 15:2	layout 8:2	13:10,11
happen 13:21	houses 6:5	layouts 13:18	looked 13:14
15:20	11:17	lazarus 2:5	13:16 14:11
happy 11:8	i	3:19,20	looking 5:15
harris 2:4 3:17	ideally 8:18	leader 2:4 3:22	10:23 15:17
3:18 12:15,16	immediate 10:5	leased 7:6	looks 15:10
14:3,7,22,23	indicated 15:11	leave 9:15	lot 5:3 13:1
hartford 1:1,19	initial 6:17	ledwith 2:8	lower 11:19
1:20 2:2 17:5,6	interested 8:1	left 6:3	lyons 2:4 3:21
head 7:18	17:14	legal 15:21	3:22
hearing 1:2 3:4	interim 8:7	leon 2:8	m
10:20 12:11	introduce 4:11	letter 16:7,9	madam 3:13
16:12 17:5,8	issue 9:11 13:8	licensed 9:24	12:5,8 15:9
17:12	issued 15:25	17:3	main 1:19 2:13
helpful 10:22	iterations	light 8:21 9:14	5:20 6:12 9:4
11:2	13:17	10:14	13:23 17:5
hereto 17:13	j	liked 7:11	make 8:5 10:17
higher 7:21,24	jason 2:6	likelihood	15:21
highlighted 5:5	john 2:4	12:24	manager 2:8
5:21 7:2,14	k	likely 14:19	map 6:7
8:24	kind 13:18 14:2	limited 5:14,15	marketed 7:10
historical 11:21	14:10,16	9:1	material 9:17
11:22	knew 8:15	limits 8:25	materials 9:23
hmm 15:6,13	know 5:19	lisa 2:5	mayor 2:3,3
home 4:21	10:13 11:13	little 5:6 12:21	3:3,14,15,16,25
homes 6:2	13:9 15:2	14:25 15:5	4:1,9 11:10,25
hope 2:12,14		llc 1:6 2:11 3:5	12:5,6,8,10
4:13,14,15		4:18	14:6,23 15:1,6
11:11,14 13:3		llcs 13:5	15:9,9,14 16:4
14:11,25 15:3			16:5

mcginnis 2:5 3:23,24 means 17:9 median 7:13 meeting 10:9 10:12 16:12 meghan 2:14 4:14 members 2:2 12:13 mentioned 12:19 met 10:5 mhope 2:15 mic 14:6 minority 2:4 3:22 minutes 16:13 mm 15:6,13 month 15:22 moved 14:13 movement 7:12 multiple 13:17 13:17	neighborhood 10:2,9 neighbors 10:5 neither 17:11 north 5:4,20,21 5:22 6:2,13 10:6 northeast 9:6 notice 7:12 notices 10:10 november 16:7 16:9 number 5:3	opposed 14:20 order 3:4 originally 5:11 8:11 10:4 outcome 17:14 outreach 10:3 10:21 15:10 overseen 9:21 9:25 owned 11:22 13:5 owner 1:6 3:5 4:18,20 owners 10:11	pearson 2:12 4:15 people 10:11 13:5 permit 15:25 permits 6:11 phase 10:13 11:4 phonetic 13:7 place 1:19 plan 1:11 3:8 8:5,7,10,23,24 16:8 planning 8:14 14:17 plans 8:11 9:20 plaza 5:23 8:13 8:22 11:1 13:22 point 7:17,17 11:6 poles 10:14 polun 2:3 3:25 4:1 15:8,9,14 16:4,5 potential 8:1 potentially 12:18 present 3:20 4:8 presentation 4:11 12:17 pretty 6:14
n	o	p	
n 2:1 3:1 name 4:14 nanni 10:3 13:15 necessarily 16:2 need 9:8 15:21 16:2	o 3:1 obviously 5:24 6:8,22,24 7:18 8:2 9:21 10:20 13:15 15:20 office 5:8 6:9 6:21 7:5,6,21 7:23 oh 12:15 okay 3:3 11:25 12:6,12 15:1,6 15:8 16:13,13 old 11:17 once 10:7 13:12 open 12:1,12 12:25,25 opening 12:19 opportunity 1:12 3:11	p 2:1,1 3:1 p.m. 1:18 3:2,3 16:14 17:5 parcel 8:20,20 parcels 10:5 parking 10:15 13:1 particular 7:20 parties 17:12 17:13 paul 2:20 4:16 4:25 11:7 13:9 13:11,12 14:12 paul's 9:20 pause 8:14 pavement 9:13 pe 2:20	

primarily 6:1 probably 13:14 problematic 12:22 proceed 5:17 15:24 proceeded 8:17 proceedings 3:2 16:14 process 9:22 10:16,18 professional 4:17 17:4 property 4:18 10:11 12:19,23 12:25 14:13,16 14:20 proposing 5:10 5:12 provide 9:23 public 1:2 3:4 10:20 11:8 12:2,11 16:11 purposes 3:15 put 9:18 14:6	r r 2:1 3:1 6:14 6:18 raised 7:13 raising 11:18 really 8:15 9:2 9:2 10:12,24 11:3,12 receive 12:3 received 7:11 recommenda... 10:19 recommending 16:8,10 record 4:14 16:7 recording 15:22 red 7:2 redevelopment 8:6 reduced 17:8 regarding 12:17 regrade 5:13 8:12 regrading 1:12 3:9 related 10:13 16:3 17:12 relative 17:13 released 6:24	remain 6:20 9:12 remove 5:10,12 removing 1:11 3:9 5:16 rent 8:4 report 15:11 reporter 1:25 17:4 represent 4:17 representative 4:20 representing 2:11 represents 10:3 request 6:25 residential 6:1 6:4,14,19 restricted 13:24 retail 6:11 reusing 14:1 review 16:10 reviewed 9:20 10:18 11:23 revised 10:7 rick 2:8 right 4:10,12 5:19 7:2,11,12 12:10,20 13:25 13:25 14:12,13 14:19,19 15:7 16:6	rising 7:19,22 7:22,25 road 6:6 7:22 rock 9:17 roll 3:12 rpr 1:25 17:3 17:22
			s s 2:1,8 3:1 says 11:15 scope 5:14 screen 5:5,20 6:4 7:3,4 sdd 1:7 3:7 5:3 6:8,10,17,18 8:9,16 10:16 15:21 second 15:4 secondary 14:15 sedimentation 9:20 see 8:7,25 11:21 seeing 12:12 16:6 seeks 1:11 3:7 seem 12:21 seemed 11:5 seems 12:20 sent 10:9 sewer 9:9

shari 2:3 sheet 12:7 show 10:11 sick 4:21 side 5:4,19,22 5:25 6:3,5,6 7:3 14:13 sign 12:7 signal 13:23 signature 17:21 signed 12:8 significance 11:21 significant 12:22 13:21 sit 4:23 site 1:12 3:10 5:7,13,21,25 6:6,8,17 7:2,12 7:19,22 8:5,12 9:2 13:14,22 situated 5:4 size 5:6 smaller 15:5 somebody 8:6 soon 15:16,20 sorry 10:13 14:4,7 sort 7:14 8:7,14 south 1:19 5:21 6:6 17:5 southeast 6:1 speak 12:9,11	special 1:7 3:6 spring 15:17 16:2 square 15:1,4 staff 8:14 staples 5:8,23 7:3,24 8:13,20 11:1 13:1,1,22 start 11:18 state 11:23 17:1,4 stay 4:21 9:13 stenographic... 17:8 street 1:19 2:13 5:20,23 9:9 17:5 strong 8:13 structure 5:11 5:12,16 structures 9:3 9:6 stubbed 9:11 submitted 5:2 8:24 sure 4:13 13:12 surrounding 5:18	taken 17:8,12 takes 15:22 talked 10:8 11:16 tall 10:14 target 15:15 tax 11:16 ten 7:21 16:13 tenants 7:9,16 8:1 texting 4:24 thank 4:9 11:10 11:25 12:16 14:22,23 15:6 15:9 16:4,5 thanks 12:16 things 10:23 think 4:23,25 10:24 11:2,7 11:19 14:11 15:4,19,23,25 16:1 tie 10:25 tiffani 2:5 till 16:2 time 1:18 15:18 told 4:21 tonight 4:16,21 5:15 took 17:4 top 9:18 topography 7:18	touch 9:14 town 1:1,19 2:2 2:4,5,5,6,6,7,8 2:8 3:13,17,19 3:21,23,25 4:2 4:4,6,8 6:16 9:19,25 12:5 12:13 14:18 16:8 17:5 tp&z 10:19 traffic 12:18,23 13:23 transcription 17:9 travels 5:20 try 8:5 trying 9:13 turning 7:12 two 9:8 typewritten 17:8 typical 8:9
	t		u
	take 5:13 9:14 14:15 15:11,24 16:1		unable 8:4 under 17:9 underlying 6:9 6:11 understanding 10:24 understood 10:22 upset 11:5

use 10:25	we've 5:2 7:11
used 11:22	8:4 13:16
user 8:15	weather 16:3
users 7:6 13:17	week 15:12,14
uses 5:24 6:1	wenograd 2:7
using 14:9	4:6,7
usually 15:22	went 10:5,8
utility 9:8	west 1:1,19,20
utilize 13:23	2:2 5:7 6:13
v	7:18 10:6
valued 11:18	14:12,20 17:5
varano 2:9	17:6
12:8	withdrew 8:16
various 7:6	witness 17:16
vegetation 1:12	woodbury 6:3
3:9 5:13 9:12	wraps 11:7
vhb 2:20 4:17	y
13:13	yeah 13:3
view 5:18 7:1	14:14,25
vitaliano 2:20	year 11:12
4:16 13:12,13	years 13:15
14:4,9,14	yellow 5:5,21
w	7:15
wait 15:17 16:2	youtube 4:24
walters 2:6 4:2	z
4:3	zone 6:9,11,12
wang 2:6 4:4,5	6:17
want 13:9	zoning 6:7,14
wanted 7:17	16:8
watching 4:23	
way 8:19 12:20	
12:20 13:19	