

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

June 24, 2025, 6:32 p.m.,

Legislative Chambers

**Re: 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.**

Reporter: Lisa L. Warner, CSR #061

A p p e a r a n c e s :

Council Members:

MAYOR SHARI CANTOR

DEPUTY MAYOR BEN WENOGRAD

CAROL BLANKS

ALBERTO CORTES

MARY FAY

TIFFANI MCGINNIS

DEBRA POLUN

BARRY WALTERS

MARK ZYDANOWICZ

Town Manager :

RICK LEDWITH

Corporation Counsel:

DALLAS DODGE, ESQ.

Town Clerk/Council Clerk:

LEON DAVIDOFF

A p p e a r a n c e s: (Cont'd)

For Oceanport Realty Capital, LLC & OP 160

Simsbury LLC:

ALTER, PEARSON & HOPE, LLC

2650 Main Street

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Glastonbury, Connecticut 06033

Phone: 860.652.4020 Fax: 860.652.4022

BY: MEGHAN ALTER HOPE, ESQ.

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Also present:

Jeremy Browning, Trio Properties and

Oceanport Realty Capital, LLC

Chuck Coursey, Coursey & Company

Samantha Stewart, PLA, SLR Consulting

Tim Geitz, Geitz Design Associates, LLC

Tom Daly, P.E., SLR Consulting

Public:

Mary Ellen Nichols (Susan Breitman)

Justin Capella

1 (The public hearing commenced at 6:32
2 p.m.)

3 **PRESIDENT CANTOR:** I am calling the
4 6:30 public hearing to order. This is an
5 application of Oceanport Realty Capital, LLC and
6 OP 160 Simsbury LLC, contract purchaser of 160
7 Simsbury Road, for an amendment to existing
8 Special Development District (SDD) #106, currently
9 known as Hoffman Summerwood and Henley Woods. The
10 application seeks to amend the approximately 9.9
11 acre Summerwood parcel at 160 Simsbury Road to
12 allow a parking expansion, drainage and site
13 related improvements, to support a change of use
14 of the existing building from age-restricted
15 multifamily to non-age-restricted multifamily
16 housing units.

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

19 **MR. DAVIDOFF:** Good evening, Madam
20 Mayor.

21 Councilor Blanks.

22 **COUNCILOR BLANKS:** Present.

23 **MR. DAVIDOFF:** Mayor Cantor.

24 **PRESIDENT CANTOR:** Here.

25 **MR. DAVIDOFF:** Councilor Cortes.

1 COUNCILOR CORTES: Here.

2 MR. DAVIDOFF: Councilor Fay.

3 COUNCILOR FAY: Present.

4 MR. DAVIDOFF: Councilor McGinnis.

5 COUNCILOR MCGINNIS: Present.

6 MR. DAVIDOFF: Councilor Polun?

7 COUNCILOR POLUN: Here.

8 MR. DAVIDOFF: Councilor Walters.

9 COUNCILOR WALTERS: Here.

10 MR. DAVIDOFF: Deputy Mayor Wenograd.

11 DEPUTY MAYOR WENOGRAD: Here.

12 MR. DAVIDOFF: Councilor Zydanowicz.

13 COUNCILOR ZYDANOWICZ: Here.

14 MR. DAVIDOFF: All present.

15 PRESIDENT CANTOR: Thank you, Mr.

16 Davidoff.

17 We'll begin with a presentation from
18 the applicant.

19 ATTORNEY HOPE: Good evening. For the
20 record, my name is Meghan Hope. I'm an attorney
21 with Alter, Pearson & Hope in Glastonbury. I'm
22 here tonight representing the applicant, Oceanport
23 Realty Capital, LLC. They're the contract
24 purchaser of 160 Simsbury Road here in West
25 Hartford. This is an application for an amendment

1 to the existing Special Development District
2 Number 106.

3 The SDD contains two parcels under
4 separate ownership as the call for the public
5 hearing indicated. We are purchasing just 160
6 Simsbury Road which is the former Hoffman
7 Summerwood property. And then the other property
8 in the SDD is Henley Woods, which is an
9 age-restricted condominium with 64 units, that
10 will remain unchanged. So all of our proposed
11 changes tonight just deal with the easterly
12 portion of the Special Development District. We
13 are proposing to change from age-restricted
14 multifamily to non-age-restricted multifamily, and
15 the additional parking that we require is based on
16 that change of the age restriction.

17 A couple of housekeeping items. I'll
18 submit for the record the public hearing sign
19 affidavit.

20 And then just to confirm the items that
21 have been posted on the town council's website, we
22 did receive a positive recommendation from DRAC at
23 their meeting in May. CRCOG forwarded a report
24 indicating that there's no apparent conflict with
25 the regional plans and policies.

1 We did receive our wetlands permit last
2 night from the Wetland's Commission, and they also
3 in their capacity as the TPZ, recommended approval
4 to the town council also at their meeting last
5 night.

6 You'll see that the memos from town
7 staff indicated that all of the comments from
8 staff have been satisfactorily addressed in the
9 materials that we have on file.

10 Tonight you'll be hearing from a few
11 members of our team. Jeremy Browning is the
12 managing member of Oceanport Realty Capital.
13 He'll be talking with you briefly on his
14 experience. They are a local company. He's going
15 to talk about why he selected the site and also
16 talk about the changes that need to happen to the
17 existing site in order to accommodate this change
18 in age restriction.

19 Chuck Coursey will discuss his
20 extensive outreach efforts that he had with the
21 neighborhood. We've incorporated all of those
22 changes into the plans that we're presenting
23 tonight.

24 Sam Stewart from SLR will review the
25 proposed site changes. She'll talk about the

1 locations of the parking. You'll see that we
2 placed those very specifically to try and minimize
3 the impact on existing landscaping. There's very
4 mature landscaping all around the site that was
5 approved as part of the original SDD.

6 And then finally you'll hear from Tim
7 Geitz, our architect. We have very minor
8 architectural changes. There are some interior
9 changes to the amenities because we no longer need
10 the commercial kitchen, the cafeteria, the nurse's
11 station, all of the other sort of commercial type
12 activities within the building that were used for
13 the age-restricted use.

14 So just to orient everybody. We have
15 Simsbury Road, Route 185, which is a state road,
16 on the bottom portion of your screen. Our site,
17 160 Simsbury Road, Hoffman Summerwood, located to
18 the north, currently age restricted at 55 and up,
19 has been approved for 108 multifamily units. Over
20 to the west side is Henley Woods, 64 condominium
21 units, an open space development, those are also
22 age restricted. And then to your right is
23 Steeplechase condominium units.

24 So I just wanted to put up the zoning
25 map. Again, this highlights the two distinct

1 parcels. All of our changes are going to be
2 within this 9.9 acre parcel which we're
3 purchasing. We aren't proposing any changes to
4 Henley Woods. The two parcels really do operate
5 separately. They have separate curb cuts and
6 separate entrances. There is an emergency access
7 connection in this location here, sort of the
8 northwest corner of our site. The neighbors at
9 Henley Woods did request that that be gated. We
10 did review that with the fire marshal. He's
11 comfortable with it because he is able to open it
12 in an emergency, so that is something we've
13 incorporated into the plans. And Sam will show
14 you that a little bit later.

15 Okay. Very briefly, I wanted to go
16 through the history of this site. It's gone
17 through a number of SDD amendments. Originally,
18 it was approved in 1999 for 102 units. It was
19 constructed in 2000. In 2003 the council approved
20 an SDD amendment for some minor changes, add a
21 gazebo, some additional parking.

22 In 2007, the council approved another
23 amendment. There were some changes to the
24 northwest wing of the building, which is over in
25 this location here. So that was just a change

1 from that original approval. And at the end the
2 council approved 108 total units. And again,
3 we'll be maintaining those units. There was
4 additional expansion to the kitchen and a covered
5 walkway. That construction was completed in 2008.
6 And then in 2015, there were 30 new parking spaces
7 that were added and approved by the council.

8 Okay. So I just wanted to give you a
9 little context of what it looks like today. The
10 building is set quite a bit back from Simsbury
11 Road. And you can see in these couple of pictures
12 all the mature landscaping, which was on those
13 approved plans in 1999, really filled in quite
14 nicely. This is a view looking towards the east.
15 You can see the main entrance here. And then
16 again, this is another view looking east. I was
17 just about at the property line with Henley Woods,
18 which is sort of over here. You can see where the
19 gazebo is that shows up on your plans. But you
20 can see how all the items that were in the
21 original approval, the berm, the landscaping, has
22 matured quite nicely, and we are able to maintain
23 this existing vegetation with our proposed plan.

24 Okay. So on the left side of your
25 screen is the existing conditions plan. Again,

1 the building is about 108,000 square feet. It's
2 between two and three stories. It has a sort
3 of -- it has one curb cut on Simsbury Road and a
4 central circular driveway that goes around the
5 entire site. You can see up here that accessway I
6 mentioned previously that connects over to Henley
7 Woods.

8 What I'm showing on the right side of
9 the screen is the proposed site plan. Again, what
10 you can see from this is that we've really
11 sprinkled in the parking spaces in various areas
12 so to minimize the impact to both the neighbors
13 and also to the existing site where we're able to
14 increase impervious only by about a quarter of an
15 acre. So it was done very intentionally. There
16 was some use of parallel spaces, compact spaces,
17 to try and minimize impacts to existing trees.
18 Where you see these red circles, you can see those
19 are locations where there are mature trees that
20 we're able to save within the site plan.

21 We do have to expand the detention
22 basin, which is up here. And I would say
23 otherwise the sort of main improvements is the
24 revitalization of the current courtyard. And Sam
25 will get into more detail, but we're really

1 reactivating this space and making it more
2 appealing to our new tenants.

3 There also will be a very limited dog
4 walk area in this northeast corner of the site.
5 It's buffered with some new plantings, and
6 obviously there is existing vegetation, about 250
7 feet of woods between us and Steeplechase as well.

8 In a minute Jeremy is going to talk
9 about some of the changes to the existing site.
10 Currently, the commercial kitchen is located in
11 this area around number 8. In the current
12 building there is a driveway where food trucks,
13 linen trucks, et cetera, could back in here and do
14 the deliveries. That's obviously no longer needed
15 with the elimination of the commercial kitchen.
16 So we'll be recapturing that as part of our
17 amenity area, and Sam will talk about that.

18 The dumpster location is located here
19 currently. So we are going to move that to an
20 existing impervious area over here. That again
21 will be screened within an enclosure.

22 And then another comment that we
23 received from the neighbors was to have a fence
24 all the way down. And this has been extended all
25 the way down. You can see it goes past the

1 gazebo. If you remember that picture I showed you
2 from the street, it's going all the way past.
3 We've extended that down. There is a slight berm
4 in that location, so we're sort of putting the
5 fence on the high point to buffer any headlights
6 or view of the cars from Henley Woods.

7 So I think with that, I'll pass it over
8 to Jeremy and we'll hear from Sam.

9 MR. BROWNING: Thank you. For the
10 record, Jeremy Browning, Trio Properties and
11 Oceanport Realty Capital. We are the company that
12 will be acquiring the property. We're based in
13 Glastonbury, 624 Hebron Avenue. I want to talk a
14 little bit about our firm and how we came to
15 acquire the property.

16 So, Oceanport Realty Capital is a
17 selective investor of multifamily housing
18 throughout Connecticut and in select other cities
19 and areas but primarily in Connecticut and
20 Hartford County most notably. We manage about
21 2,500 units currently and have another 1,000
22 apartments in some sort of development or
23 consulting capacity. Our sort of bailiwick are
24 apartment communities that are being built or
25 being revitalized. We'll come in and establish

1 the brand, find out who the right market is, and
2 then design for them and then ultimately lease up
3 to them and service them through management. We
4 do that across all classes of properties, and our
5 specialty, our calling card is really
6 repositioning or value add to existing assets.

7 Our company, Trio Properties, which is
8 the management consulting entity, is a seven-time
9 winner of the Connecticut Apartment Association's
10 Property Management Company of the Year. We're
11 very proud of that. And also equally proud of
12 being a National Apartment Association Best Places
13 to Work and a Hartford Courant Top Workplaces
14 award winner multiple times. We have an
15 experienced team with over \$2 billion in real
16 estate assets that we've acquired, developed,
17 constructed or managed.

18 How we came to know about this property
19 is when the current operator and owner made the
20 decision that they were not going to continue on
21 with the assisted living operation, a broker
22 reached out to us, knowing our background and
23 desire to create communities within the
24 neighborhoods we work and serve. We really liked
25 the property. It has great bones. It's a very

1 attractive building and a wonderful location. We
2 love the Town of West Hartford.

3 We really don't need to do much
4 interior wise. The units are very thoughtfully
5 laid out. And other than sort of cosmetically
6 bringing them up to what the renters of today are
7 looking for and adding laundry in every unit,
8 because that's not a feature that an assisted
9 living community would have, we really aren't
10 doing much in the units themselves. Most of our
11 work and focus, as Tim will describe, is going to
12 be in the amenity areas. A commercial kitchen,
13 nursing stations, hair salons, physical therapy
14 offices, things that are specifically there to
15 service the assisted living population, we are
16 going to replace with fitness centers, club rooms,
17 restorative areas, work-from-home spaces, package
18 management, all the sorts of things that, again,
19 today's renters are looking for.

20 We love -- we think that the rental
21 market in West Hartford, as it is in much of
22 greater Hartford and in great communities like
23 this, is very strong, and we're happy to propose
24 and include an affordability component because we
25 believe in that, but we also think, you know, sort

1 of practically it does also help us diversify our
2 marketing. So that's a win-win as far as we're
3 concerned.

4 I'll give just a little background on
5 some of the other properties we've been involved
6 in I guess for context. We're currently working
7 and completing the second lease-up of a two phase
8 project in Bloomfield, which, as you know, is just
9 a couple miles from our property. These are both
10 in sort of that revitalized downtown area of
11 Bloomfield. You know, high amenities, these are
12 market rate communities. A client of ours hired
13 us to help them develop these brands and help
14 program these communities and lease them up, and
15 they're both very successful.

16 We were recently involved in a large
17 property in Simsbury, 224 units across three
18 phases of townhomes, one-bedrooms, two-bedrooms,
19 three-bedrooms, really strong market for that.
20 And we're working on another deal with that same
21 client in downtown Simsbury right along Iron Horse
22 Boulevard. And I say that to sort of, to frame
23 out the fact, and I'm sure you know it from other
24 projects that have come before you, that the
25 rental market is incredibly strong right now,

1 housing affordability in terms of purchase is a
2 challenge for folks, and so there's a real need.
3 And we really seek out and are excited about this
4 opportunity to take a building that would
5 otherwise sort of be, the business would be
6 slowing down or shutting down, and turn it into
7 something that we think will really thrive.

8 I also want to just highlight an
9 adaptive reuse we did of an old historic mill in
10 Hartford called Capewell Lofts, the old Capewell
11 nail factory. It has an affordability component
12 and is a really good example of how we would come
13 in and select amenities that are functional and
14 desirable and develop units that renters want.

15 And then just sort of one more to add a
16 little more flavor. We're working on a second
17 phase and helping design a third phase with a
18 client in Mystic, Connecticut, which is a market
19 where there was really no housing, no rental
20 housing stock when we started this process, and
21 the demand there has really sort of come out of
22 the woodwork. So these are the kinds of projects
23 we do, and we hope that 160 Simsbury will be
24 another great project to add to our portfolio.

25 Just to recap. A really tremendous

1 location within a great, great town. This is a
2 well-built building. It has great bones, a little
3 bit of deferred maintenance I think as their
4 business has waned, and we intend to take care of
5 all of that. The unit layouts are thoughtful and
6 only are requiring us to do some really refresh
7 with a few light upgrades. All the assisted
8 living supported spaces will be converted to
9 modern amenity spaces. And over time, they did
10 decommission some of the 108 units to turn them
11 into service spaces, nursing stations, physical
12 therapy, et cetera. We'll be recapturing some of
13 those spaces to get the unit count back to the 108
14 as part of our construction project. As I said,
15 we'll be addressing deferred maintenance, exterior
16 and interior, and we're going to capitalize on
17 existing strong rental demand.

18 We really believe that by lifting the
19 age restriction on these existing units, we are
20 going to be able to revitalize this building in a
21 really tremendous location and provide some
22 additional housing to the Town of West Hartford.

23 Just real overview, I know that our
24 consultants are going to do a better job than me
25 of focusing on the details here, but there's no

1 change in unit count. As Meg described, we're
2 removing the commercial kitchen which this whole
3 red oval is essentially a service access drive
4 right now. Meg touched on the fact that we're
5 relocating the dumpster to a previously paved
6 area. That's right now a turnaround, it's part of
7 a turnaround for delivery trucks. And we're
8 relocating the dumpster. And Sam will talk about
9 how we're going to enhance the landscape buffer
10 here between our outdoor passive amenity spaces
11 and our neighbors and also the ring road around
12 the property.

13 The teal spaces here really give you a
14 sense of the scale of the cafeteria, commercial
15 kitchen and other supportive uses on the first
16 floor. This, I believe, is a chapel, there's a
17 library here. And so we're going to develop and
18 provide to our residents a lot of great amenities
19 on this first floor which we think, we hope, will
20 make them want to come live with us and stay for a
21 long time.

22 Outdoor enhancements, as I said, are
23 really just the passive amenities in this zone as
24 well as the dog walk area. And as Meg alluded to,
25 we're adding 46 parking spaces.

1 Here's a closer look at the commercial
2 accessway, garage door. This is, I like, a linens
3 box or some type of grease receptacle. And here
4 you see the existing dumpster which is sort of
5 always in this state. So we'll clean all that up.

6 Here's a snapshot of some of the
7 deferred maintenance items we intend to tackle.
8 The siding is failing here. You can see the light
9 post. These are the internal pedestrian walking
10 posts, which Sam will talk about. We don't intend
11 to change the larger parking driving lights, but
12 these are all sort of tipped and need some help.
13 And the concrete walks and things like that we'll
14 address as we go around the property.

15 And with that, I'm going to turn it
16 over to Chuck Coursey who can talk a little bit
17 about the outreach efforts and how they informed
18 the final design for our project.

19 MR. COURSEY: Thanks, Jeremy. Good
20 evening, Mayor Cantor and members of the council.
21 My name is Chuck Coursey. I live at 21 Walbridge
22 Road here in West Hartford. And I was engaged to
23 do stakeholder and neighbor engagement for this
24 application. I'm just going to try and turn
25 around here a little bit.

1 You see up on the map the area of my
2 outreach. It's interesting to point out, since
3 Summerwood is part of Henley Woods and they're
4 joined at the hip, so to speak, the outreach area
5 was actually 500 feet surrounding both the
6 property and Henley Woods. So it was a bigger
7 outreach area. You can see that it included our
8 neighbors obviously to the west at Henley Woods,
9 64 units, our neighbors to the east at
10 Steeplechase, 78 units, the Hartford Golf Club,
11 some of the streets just south of the property,
12 Simsbury Road, Mohegan Drive, Hilldale,
13 Brownleigh, King Edward and Tumblebrook Lane and
14 also the Hebrew Center for Health & Rehab over
15 here.

16 Every home, every property was touched
17 at least once. Just to tell you a little bit
18 about my methodology. The homes direct on the
19 south end of Mohegan, I canvassed those homes,
20 dropped off a flyer, inviting people to meet, if
21 they would like to, or speak over the phone. I
22 got several people that wanted to talk and had
23 many pleasant conversations.

24 And on the Henley Woods side, from the
25 the moment I was engaged, we spent a lot of time

1 working with the Homeowner Association who kind of
2 were running interference for the members, and
3 they had several concerns when we first met.

4 We'll get into those more in a second, but we're
5 very grateful for their engagement in working with
6 us to come to some resolution on those concerns.

7 And then I met with the golf club.
8 They had no concerns. But over at Steeplechase, I
9 also canvassed all of those homes as well, as well
10 as canvassed all the homes on Henley Woods. And
11 we also had, I also had a Zoom call for any
12 resident that wanted to participate, come and ask
13 questions. And we'll see there were some concerns
14 that came out of that that we'll get to in a
15 moment.

16 Okay. Let's start with Henley Woods
17 first. I think the majority of the concerns come
18 from, which are very quite understandable, come
19 from going from a community that is age
20 restricted, 55 and older, to going to a
21 non-age-restricted community. There's issues of
22 privacy that people were concerned about. They
23 were concerned about folks come into the
24 neighborhood. They were concerned about people
25 strolling, riding bikes, what have you. Also

1 concerned about some of the site lines, what
2 they're going to see, what they're going to hear.

3 One of the first requests that we got,
4 as Meghan said, was the gate. Right now the
5 access road between Henley Woods and the
6 Summerwood property is wide open, and you can see
7 FedEx trucks going in and out going back and
8 forth. We have agreed to put up a gate that they
9 actually have signed off on.

10 And, you know what, I'm going just
11 going to, I want to -- there's an important slide
12 here. This is important. The initial proposal
13 you see on your left is what my client submitted
14 several weeks ago. This over here, the revised
15 proposal is based on feedback that we got from the
16 neighbors both at Henley Woods and Steeplechase.
17 And I'm going to step away. Well, I know I don't
18 want to get in trouble by getting too far away
19 from the microphone.

20 But the important thing to see over
21 here, I don't know if you can see where the gazebo
22 is, the fence. There was no fence here in the
23 original plan. There was an added buffer of trees
24 that were planted on top of the berm. The
25 neighbors preferred having a solid fence instead

1 of the trees. And they also asked that the fence
2 extend all the way from the gazebo. Here it is.
3 You can see here on the proposed. So there's no
4 longer the trees, but there is a solid fence that
5 goes all the way up to the driveway where the gate
6 is right there. So that's the solid fence that's
7 there.

8 As Meghan was talking about, there's a
9 berm already there in place. It's about anywhere
10 from 2 to 4 feet, depending on where you're at.
11 If you put a 5-foot fence on top of that, it
12 blocks out any kind of views that people will have
13 from their backyards.

14 The other concern they had was about
15 the parking. We had the new parking that was
16 going to be placed, again, going into the far
17 western portion of our property closer to our
18 neighbors. Drive-in parking. Folks weren't going
19 to get the headlights because of the height of the
20 berm and the fence, but it was going to be rather,
21 you know, quite a few spots there, and it would
22 have eaten into the berm to do pull-in parking.

23 And I'm sure we'll get into this later
24 on, but this was an important concern that we were
25 able to address. What we've done from this is we

1 made this parallel parking, just a few parallel
2 parking spots here, and then repositioned those
3 other spots to other places around the property
4 that are less impactful.

5 I'm going to go back here. So the
6 fence, the plantings, the gates, the parking.
7 Noise, obviously people are, you know, we all want
8 the quiet enjoyment of our own property. People
9 are understandably concerned about, okay, what
10 kind of noise is going to be coming off the
11 property. And we took that very seriously and
12 actually anticipated that from the beginning. So
13 we have the fence, we have the gate. It's also
14 written in the leases that tenants of our property
15 are not permitted to trespass on our neighbor's
16 property.

17 The other things that are in here.
18 Loud or disruptive behavior at any time of the day
19 is prohibited both inside and outside of the
20 building. And like all multifamily communities of
21 this sort nowadays, there's security cameras all
22 over. So if people are not abiding by the rules,
23 there are going to be consequences. This was
24 something, again, that we shared with our
25 neighbors. And I don't want to speak for them,

1 but they were, you know, I believe that they were
2 appreciative of that effort.

3 The other question is the trash
4 management. You saw Jeremy was talking about the
5 repositioning of the dumpster. In a lot of
6 communities what you have with trash management is
7 you have an exterior dumpster and residents take
8 their trash out to the dumpster themselves
9 creating multiple trips, multiple opening and
10 closing of the garbage, dumpster, what have you,
11 clanging and all that.

12 That's not how it's going to work at
13 this community. Trash will be collected by the
14 property management team at the end of each day
15 and brought at once from inside the building to
16 outside at one time. They're responsible for
17 opening up the trash, or not the individual trash,
18 but opening up the trash container, exterior
19 container, and then making sure it's securely
20 closed. It's heavy metal, you know, it's not
21 going to be infiltrated. And it's also going to
22 be surrounded by a buffer and fencing that mirrors
23 the fence that's going to be put up. So that was
24 another concern that we had responded to.

25 Let me see. So that covers -- I think

1 we've covered Henley Woods. I just want to make
2 sure. Okay.

3 On Steeplechase they had a couple of
4 other concerns, and a lot of the same noise
5 concerns they shared. But as they are closer to
6 our dog walk area. And I didn't say the "P" word.
7 It's not a park. It's a place to walk the dogs.
8 And again, this is something that is strictly
9 enforced in the leases. If you have a disruptive
10 dog or a barking dog and it's uncontrollable,
11 that's not going to play. And it's in the lease
12 that those, you know, failure of any resident to
13 properly manage their pet would be a subject of
14 not obeying the rules and consequences.

15 If we go to -- I want to make sure I'm
16 going in the right direction. Okay. So you see
17 here is the dog walk area right there. And it's
18 not a large space. It's about the same size as
19 your average yard, homeowner yard. Not only is it
20 250 feet away from the property line, but it is
21 going to be buffered by additional plantings and
22 trees all around. And again, the concern was
23 raised. I think you all have -- I know you all
24 have my outreach report. You can see in a little
25 bit more detail in the conversations back and

1 forth. And again, the resident that had brought
2 up that concern she had voiced her satisfaction at
3 our response.

4 And then again also the noise. You
5 have here the outdoor area that is now, you know,
6 as Jeremy was saying, the loading dock to the
7 commercial kitchen. You have multiple deliveries
8 of big trucks there or you did have under the
9 previous use, bringing in food, medical supplies
10 of the like. And you also, the other thing to
11 keep in mind also is at its height this property
12 had a staff of 75, and that was also, you know,
13 staff work that you had people coming and going at
14 the same time. That is not going to be happening.
15 The staff here is going to be a staff of two, an
16 on-site property manager to deal with anything
17 during the day and also a maintenance person
18 that's on site.

19 And the number of property manager,
20 again, this is in my outreach report, but I wanted
21 to make sure I included it right now, the name of
22 the property manager's emergency contact
23 information is going to be shared with the
24 Homeowners Association at both Henley Woods and
25 Steeplechase.

1 But you can see here where they're
2 enlivening this area. It's already a patio and a
3 sitting area, but you can see a generous planting,
4 additional plantings and buffers to buffer out
5 sight and sound. I don't think Jeremy mentioned
6 it, but at their communities they institute quiet
7 hours between, you know, 10 p.m. and I believe it
8 is 8:00 a.m. Those are quiet hours. So there's
9 no loud activities. If there is loud activities
10 here, it's going to bother our residents here and
11 here and here. We can't have that. So if it's
12 bothering our neighbors, it's certainly bothering
13 our residents, and we're going to make sure that
14 that doesn't happen. That's why we're providing
15 the phone numbers to the Homeowners Association of
16 both our neighbors.

17 I think, let me just make sure. Yeah,
18 I think I've hit everything. I want to make sure
19 that I don't keep you here in the sweltering heat.
20 That's it unless you have any questions. I'd be
21 more than happy to answer them now or later on.

22 PRESIDENT CANTOR: Thank you.

23 MS. STEWART: Hi. For the record,
24 Samantha Stewart. I am a licensed landscape
25 architect with SLR, 195 Church Street, New Haven,

1 Connecticut. So I'm going to share, first, the
2 previous site plan as was shown during this
3 presentation. So again, just to orient you, we
4 have the building at the center of the site. We
5 have the loop drive, Simsbury Road at the bottom,
6 Henley Woods to the left and Steeplechase
7 Condominium to the right. And also north is to
8 the top left of the plan.

9 So with the change from assisted living
10 or age-restricted housing to apartments or
11 non-age-restricted housing, there is an increase
12 in parking demand. So while we were looking at
13 the layout and the design of the parking, we
14 wanted to be respectful of several site elements.
15 So first, we wanted to look at the existing light
16 pole and hydrant locations, and we wanted to avoid
17 having to move those. We also wanted to look at
18 the existing tree locations and not having to
19 impact those with parking. And then we also
20 wanted to maintain separation from the adjacent
21 neighbors and also maintain the really nice front
22 yard setback right here.

23 So the plan, as mentioned, is proposing
24 46 new spaces, and those are going to be scattered
25 along the existing access drive, and we're keeping

1 that access drive to maintain the same circulation
2 network, also to minimize any increase in
3 impervious surfaces as much as possible. Also,
4 with the conversion to non-age-restricted, we were
5 able to reduce the number of accessible parking
6 spaces from seven down to five, and that's going
7 to include one van accessible space.

8 The next point to mention is with the
9 slight increase of impervious surfaces, we're
10 going to be expanding the existing stormwater
11 basin. So that's at the top where number 9 is.
12 And that's keeping the existing location. It's
13 just going to be expanded to the east. And that's
14 going to be planted with native plants, trees,
15 shrubs, perennials and appropriate native seed
16 mixes.

17 Just to the right of that, we have our
18 first amenity space which, again, as mentioned, is
19 the dog walk area, so that is roughly 1,250 square
20 feet. It's going to be enclosed by a black picket
21 fence. It's also surrounded by a robust amount of
22 planting. We have Nannyberry shrubs on the left
23 here and then also some evergreen trees on the
24 right there as well to buffer to the neighbors.

25 And then just to mention just the

1 location of the second amenity space is the
2 courtyard space here which I'll get into more
3 detail a bit later.

4 And to just go on the topic of trees,
5 again, our goal was to minimize the removal of
6 trees as much as possible. So we only had a net
7 loss of six trees in total. And we're planting 18
8 new deciduous trees and 25 new evergreen trees
9 throughout the site.

10 And to mention a couple of the other
11 site improvements. Again, as Jeremy mentioned, we
12 have the new pedestrian level light poles that are
13 going to be throughout the site. I'll show a
14 picture of that soon. And then also relocating
15 the existing dumpster which used to be in the
16 loading dock, and we move that out to the left
17 here, which is already an impervious space, and
18 that's going to be screened with a white vinyl
19 enclosure.

20 So now on to the current site plan. So
21 this is after speaking with the neighbors and
22 getting their feedback to, you know, and teams
23 being able to create the best site plan possible,
24 we created the site plan. So first thing to
25 mention with the existing berm that's to the left

1 here, we took the head-in parking that was there
2 and we turned that to parallel parking instead.
3 So that's pulling that parking off not only the
4 berm but also the property line along Henley
5 Woods. Also, we wanted to take advantage of using
6 the compact spaces, so we're using 24 spaces in
7 total for compact, and those are going to be
8 located right here. And again, that's also
9 pulling them a few feet off that property line and
10 front yard setback as well.

11 And also with that new configuration we
12 were able to have a bit more area in that island
13 for that large existing tree that's right there.
14 We do have tree protection, but with more space
15 there I do feel more comfortable that that tree is
16 going to survive.

17 The additional compact spaces are also
18 going to be on the right side here with number 14,
19 so that's going to add a few spaces up there. We
20 did remove a couple spaces that were on the top
21 left here since they were impacting some of the
22 vegetated buffer, but then we gained them back
23 down around these areas right here.

24 Again, as mentioned, in speaking with
25 the neighbors, we switched the vegetated evergreen

1 buffer that's on the left-hand side of the plan to
2 a 5-foot high white vinyl privacy fence. And that
3 is going to kind of jog along the existing
4 treeline so not to impact that all the way up, and
5 it's going to extend further down toward Simsbury
6 Road right there.

7 And also for the town engineering
8 comments. Based on the basin, we did reconfigure
9 that to include a bit more water quality elements
10 such as the detention pond area here, and that's
11 going to overflow into the existing basin. And we
12 are keeping the existing outlet control structure
13 there as well.

14 And for the existing emergency access
15 road at the top left we're putting a double swing
16 gate there and also some Rhododendron shrubs on
17 either side to mitigate any access into that road.

18 So I'm just going to jump ahead just a
19 couple slides just to go first into the courtyard
20 enlargement. So I just want to mention that this
21 space is mainly supposed to be just for passive
22 recreation. It's a quiet space. It's a space to
23 relax. This is including an area that's going to
24 have a small little gathering plaza space with a
25 small reflecting pool, some benches, so this is a

1 place you can go and sit and read or talk with
2 friends.

3 You have just behind that a lawn space
4 with hammocks and Adirondack chairs, a place to do
5 some yoga. You have a pergola with some dining
6 tables beneath that and also a backdrop of an
7 evergreen hedge. So again, this is going to act
8 as a buffer between the courtyard and the
9 neighbors to the left, both for sound and visuals.

10 At the bottom here we have a more
11 lounge space with some additional bistro tables
12 and some couches, fire tables, umbrellas, whatnot,
13 and just a small outdoor kitchen right here.
14 Again, we have a robust amount of planting that's
15 going to be here. We have a screen board fence
16 around the existing AC unit as well as some
17 arborvitae around that. And we also have proposed
18 trees, including Nyssa, which that species was
19 pulled from the existing wetlands. That's the
20 same that's on site. And also, we have some
21 Eastern Redbud trees that are going to have some
22 nice flowers in the spring. And again, that's
23 going to act as a visual buffer to the left.

24 And just, again, to mention that this
25 is going to be a much more aesthetically pleasing

1 location, you know, versus it being a loading dock
2 that it is today, and you can see that through all
3 the pictures that are shown here.

4 And just to go back, so this is showing
5 the proposed plant palette. So as you can see,
6 it's got a wide variety of plants, a lot of
7 different flowering trees. The main shade tree
8 for the parking is going to be Nyssa, several
9 different Evergreen trees. The majority of these
10 plants are native, all of which are going to be at
11 the expanded stormwater basin. A lot of these
12 plants are pollinators. They have seasonal
13 interest, so interest through the fall, winter,
14 spring.

15 And then lastly, we have the materials
16 board. So as you can see, this is very cohesive
17 with a lot of the white vinyl. So that's showing
18 up with the dumpster enclosure. We also have the
19 5-foot high privacy fence which is going to be on
20 the left-hand side of the site. That also matches
21 the double swing gate at the emergency access.

22 At the dog walk area we have the black
23 steel picket fence that's going to be enclosing
24 that area, a couple furnishings such as the dog
25 waste station, faux fire hydrant. And then also

1 there is an existing shed that's sort of in
2 disrepair right now. So we are going to be
3 proposing a new one that's going to be in kind
4 with the architecture, and that's 10 by 16 feet.

5 And then the pedestrian level light
6 pole, this is the fixture we are we proposing, and
7 that's going to be on the light post, just to
8 replace, again, these ones that are in poor
9 condition.

10 And then lastly, we have the proposed
11 benches which are going to match the existing teak
12 ones on site.

13 So now I'm just going to pass it to Tim
14 to talk about the building.

15 MR. GEITZ: For the record, Tim Geitz
16 from Geitz Design Associates out of Westport,
17 Connecticut. I was brought on board as the
18 project architect. And I will admit that quite a
19 bit of my work was already done by the prior
20 architect here because we're not proposing too
21 much to happen on the exterior.

22 I just want to really stress that the
23 skin of the building will be maintained. The
24 shingle-style architecture is one of my favorites.
25 To start with, I think Jeremy's team has a great

1 pick here.

2 The deferred maintenance, just to give
3 you a little bit more detail on it, the siding is
4 in disrepair and needs to be replaced, the roof as
5 well, and some rotted trim. They will be going
6 about the exterior and updating pathways and
7 walkways that are damaged. I think the team has
8 done a great job on presenting the site
9 information, so I'm going to focus primarily on
10 the building and just go a little bit further with
11 what Jeremy mentioned on some of the detail of
12 what we're thinking about doing and what we're
13 proposing here.

14 As Jeremy mentioned, the bones of the
15 building are fantastic. So the building was
16 developed, as Meghan mentioned initially, in 2000,
17 expanded in 2008, that architectural style just
18 passed on, as it should have, to the third leg of
19 the building.

20 Within the building there are a series
21 of six stair towers, two in each wing, three
22 elevators, all of that will be maintained.

23 We're fortunate enough that the
24 building was built and virtually every space
25 within every unit and everywhere is ADA compliant,

1 so we won't have a lot of that work ahead of us as
2 well.

3 But with that in mind, I also want to
4 talk about the units and the transformation. I
5 think it's important to understand that, even
6 though the count exists at 108 and we'll be
7 proposing 108, I want to quickly talk about that
8 ratio and that mix. So today there are 90
9 one-bedroom units on site and 18 two-bedroom
10 locations. So what we're proposing within that
11 same 108 total count is a different mix, a mix of
12 84 one-bedrooms, so only six less. I think that's
13 important to know. 18 two-bedrooms will be
14 maintained. And we're introducing six
15 three-bedroom units.

16 The other amenity spaces that are on
17 the first floor that Jeremy mentioned, we're
18 really looking to provide spaces that now hit the
19 demographic of all age groups. So what's there
20 today, I know it's been mentioned a lot, I'm
21 trying not to repeat, the commercial kitchen, the
22 dining room and all of these other facilities,
23 were taking those spaces and really just upgrading
24 them.

25 Some ideas that are coming into play.

1 We talked about the fitness center. The fitness
2 center is key to the location of the new exterior
3 courtyard. The courtyard is tucked between the
4 two wings. The placement of it is ideal for
5 keeping sound and all of that down to a minimum.
6 The other thing is, we're hoping to bring in the
7 use of the fitness center to also introduce, maybe
8 the courtyard on a nice day, not like today, some
9 yoga activity, again, a quiet use for that spot.
10 Let me change slides here. Let's see.

11 I want to point out here are three
12 typical unit types, we've got the one-bedroom, the
13 two-bedroom and the three-bedroom. Not a lot of
14 change is being done to make this happen. Again,
15 flooring, paint, kitchen cabinets, appliances, and
16 really just a refresh when it comes to the units.

17 Now, where we have three-bedroom units
18 coming into play, there are common commercial
19 spaces within the building that exist today that
20 we're going to take away. The office locations,
21 we no longer need those, and that's where we're
22 able to actually squeeze in some of the
23 three-bedroom units.

24 On the exterior of the building this
25 area here was mentioned. This is the current

1 loading zone for the kitchen area primarily. It's
2 probably the worst elevation that the building has
3 to offer, and it is the only spot on the exterior
4 that we are introducing new windows and doors.
5 And the main reason for doing that is at this
6 location, which you can see on the bottom, you can
7 see the before and after, we're linking this to
8 internal amenity spaces so that you have a good
9 feel and a good connection from inside to outside.
10 So the interior amenities will link to the new
11 courtyard space as well.

12 On the site plan as it relates to the
13 building, I want to point out you can see all of
14 the walkways. There's a number of connections
15 already from the interior of the building to the
16 exterior. All of that is being maintained. It
17 was done very tastefully originally, and we don't
18 see any reason for modifying that other than that
19 one spot that I mentioned at the loading area
20 where we make a new connection to the outside
21 courtyard. Let me go back.

22 Now, in order to pick up some of the
23 new bedroom spaces, the color coding that you're
24 looking at right here, all of what -- again, color
25 is subjective -- but the majority you can see the

1 one-bedroom units, those units, those are all
2 being maintained, that's the lighter color.
3 Two-bedroom units are more of a pinkish color.
4 And then the three-bedroom units are more of a
5 purplish blue color. The area I mentioned to you
6 earlier that we were modifying from office space
7 into new units is in the central location on
8 second floor.

9 And then, let's see, if we go
10 downstairs, the lighter blue areas that are noted,
11 those are all the current common areas that are in
12 the building today, and again, just updating those
13 to new amenity to match the demographic.

14 That's about it. I don't know if
15 anybody has any other questions, but I'm happy to
16 answer them.

17 PRESIDENT CANTOR: We'll open it up in
18 a little bit.

19 MR. GEITZ: Okay.

20 ATTORNEY HOPE: All right. So that's
21 the end of our presentation. I have some
22 concluding remarks, but we can open it up to
23 public comment or questions before I finish.

24 PRESIDENT CANTOR: Thank you, Attorney
25 Hope. So I'm going to ask for a sign-up sheet and

1 in the meantime, I'm going to reach out to the
2 clerk. So we do open up to public comment on this
3 public hearing. We recommend three minutes per
4 person so we can hear from people and unless you
5 represent a group, an official group, you can talk
6 for five. If you haven't signed up, feel free to
7 come forward.

8 Mr. Davidoff, Mr. Town Clerk, have you
9 received any written comments?

10 MR. DAVIDOFF: I have, Madam Mayor. On
11 June the 3rd, we received an email from Jacob Weil
12 with concerns about the project. Those have been
13 uploaded to the BoardDocs. On June 17th we
14 received an email letter from Chris Conway,
15 president and CEO of the West Hartford Chamber of
16 Commerce, in support of the project.

17 PRESIDENT CANTOR: Thank you, Mr.
18 Davidoff.

19 Okay. So I will state the first person
20 that signed up. And if you signed up because you
21 thought it was an attendance sheet, no problem,
22 just pass. So the first person is Mary Ellen
23 Nichols on behalf of Susan Breitman. If you could
24 state your name and address for the record.

25 MARY ELLEN NICHOLS: Thank you. My

1 name is Mary Ellen Nichols, and I reside at 8
2 Shipston Drive in Henley Woods. And I'm here
3 tonight speaking for a neighbor that could not be
4 here tonight but wanted her voice heard. Her name
5 is Susan Breitman, B-r-e-i-t-m-a-n, and she lives
6 at 12 Tabor Circle.

7 Dated June 24th to Mayor Shari Cantor
8 and the town council members. "I am unable to
9 attend this evening's meeting regarding the
10 proposed zoning change to amend SDD Number 106 for
11 seniors at 160 Simsbury Road for the purpose of
12 changing it to non-age-restricted multifamily
13 housing units.

14 "I am currently a neighbor at Henley
15 Woods and clearly would be adversely affected by
16 this proposed zoning change. When this joint SDD
17 was established, it was thoughtfully created to
18 address the unique wants and needs of the town's
19 seniors. And now as our baby boomer population
20 ages, the significance of continuing this SDD, as
21 created, is even more relevant. To eliminate 160
22 Simsbury Road from the original age restriction of
23 its residents appears as a lack of commitment and
24 a betrayal of sorts to its seniors.

25 "For this reason, I oppose the proposed

1 zoning, and I hope the town council will deny the
2 proposal request out of consideration for the
3 comfort, safety and peace of mind of its senior
4 neighbors. Thank you for welcoming opinions on
5 this issue. Sincerely, Susan Breitman."

6 PRESIDENT CANTOR: Thank you, Ms.
7 Nichols, and thank you, Ms. Breitman, for sharing
8 your thoughts.

9 The next person I have signed up is
10 Justin Capella.

11 JUSTIN CAPELLA: Good evening,
12 everyone. Justin Capella. For the record, I live
13 at 149 Simsbury Road. This was actually more just
14 a question to the property team. Apologies in
15 advance for, Chuck, I know you walked around, but
16 it's been a tough six months of having an infant
17 in the house for the first time.

18 The question to the team is more so are
19 there any foreseen -- do you foresee any issues
20 when it comes to drainage down into the waterways
21 that actually are in the wooded area and next to
22 the property? Those do kind of flow into what is
23 between both my property and the Hartford Golf
24 Club where the fence line is. And I just wanted
25 to have that conversation or to at another point

1 in time we can have that conversation to ensure
2 that there is not going to be an overflow issue
3 because we have had some flooding in my backyard
4 in the past. Thank you.

5 PRESIDENT CANTOR: Thank you, Mr.
6 Capella. And I'm sure the applicant will address
7 that.

8 All right. That is the extent of the
9 sign-up. If there are people that would like to
10 come and speak, please, you can, if there's
11 multiple you can line up, but if there's -- I
12 don't see any. Okay. Then we will go to
13 questions from the council.

14 So Attorney Hope, maybe you can come
15 up. And you can actually, if you would like to
16 reply to both comments, if that works for you.

17 ATTORNEY HOPE: Sure. Tom, do you want
18 to come up? I'll have Tom Daly, our professional
19 engineer, come up and answer the drainage
20 question.

21 MR. DALY: Thank you, Meg. Yes. Tom
22 Daly for the record. I'm a professional engineer
23 with SLR. One thing of note is -- I appreciate
24 the neighbor's comments -- the reference here is I
25 think down into this area. As you can see, this

1 blue line, this bottom of the slope is all wetland
2 here. Interesting enough is our drainage, we're
3 not sending any drainage to that location. The
4 drainage actually comes out of the basin, goes up
5 and around and discharges over by the Hebrew Home
6 & Hospital.

7 So in response to the comments, we are
8 not sending any drainage down into this area, so
9 there will be no change as a result of this
10 project. But even for us to go to that other
11 location, town engineering staff, we provided all
12 drainage calculations, and that's why we're
13 expanding that basin is to mitigate for the
14 increase in runoff. Thank you.

15 PRESIDENT CANTOR: Thank you, Mr. Daly.
16 I appreciate that.

17 Okay. And I don't know if you would
18 like to have Jeremy or somebody address the -- I
19 don't know if that's something --

20 ATTORNEY HOPE: Yeah, about the age
21 restrictions. I can touch on that and so can
22 Jeremy as well.

23 Do you want to go first?

24 MR. BROWNING: I can speak to this. So
25 we did have -- thank you for the question and

1 comment. We did have several conversations with
2 the existing operator and seller of the property
3 who runs that business and was running that
4 business. They had made the decision to cease
5 operation of the business long before we ever got
6 involved. But they did share with us that
7 starting sort of in 2020 and with COVID they had
8 unfortunately lost a significant segment of their
9 population. They did experience another large
10 percentage of their residents who had made the
11 decision to move to Florida.

12 And lastly, and I think this was really
13 sort of where they came to terms with stopping
14 doing this business there, this facility does not
15 have a reminiscence ward or an alzheimer's
16 specific wing which, as folks advance in their
17 need for care, they would have to then relocate to
18 somewhere that did. And coincidentally, my wife
19 used to work down the street at what used to be
20 Sunrise Assisted Living, now I think it's
21 Brookfield or something, in the reminiscence ward.
22 So it's a different level of service and care and
23 security. So those are the three reasons that
24 were shared with me as to why they had decided to
25 not do that business there anymore. So that's the

1 limit of my understanding of why they no longer
2 want to operate that business there.

3 MR. COURSEY: Again, Chuck Coursey. I
4 spoke to Susan at length over the phone. And I
5 think I started my comments by saying there is
6 concern when you go from age-restricted to
7 non-age-restricted. And especially -- I've got to
8 say, I should have mentioned this first, I've
9 never spent a lot of time in Henley Woods or
10 Steeplechase, and those are beautiful
11 neighborhoods. They're peaceful, they're quiet,
12 and beautiful homes. I mean, I went back and
13 talked to my wife afterwards and I said, humm, you
14 know.

15 And I can totally appreciate where
16 they're coming because if, especially if you
17 haven't then seen some of the new development,
18 maybe just reading about the new development that
19 we've had in town, when you hear about a new
20 apartment building, your mind seems to, could go
21 very easily to a lot of traffic, a lot of people,
22 a lot of noise, on and on.

23 Some of you were here for the
24 application on Steele Road that you took the
25 former Sisters' home that was, it was similar, you

1 know, you had an obsolete property being
2 redeveloped and actually proposed for a much more
3 intensive use, closer to 200 units. And that was
4 one of the first ones in West Hartford that was
5 proposed. And understandably, there was a lot of
6 concern amongst the neighbors, a lot of concern,
7 which, again, is understandable.

8 You know, in talking to Susan, she was
9 very concerned, you know, what if there are kids
10 riding their bikes in the neighborhood and I don't
11 see them or they leave a bike on the -- you know,
12 very, very, I'd have the same concern if I was in
13 her place.

14 Shortly, and those of you who are here,
15 it was actually, it wasn't a night like tonight,
16 it was more like a morning for that hearing
17 because that went till late in the evening, but
18 after it was approved and occupied, some of those
19 neighbors, you know, would call me and say what's
20 going on with that Steele Road project because
21 there's nothing going on, we don't see anybody.
22 And it was fully occupied. And, you know, I hate
23 to tell people, look, take our word for it, it's
24 not going to be an intensive use, you're not going
25 to see kids here. At Steele Road, again, a

1 community that's much larger than this one you
2 have five children in the West Hartford Public
3 School System, and many of those children also
4 have another parent living elsewhere in town. So
5 this is going to be a quiet community. People are
6 not going to be going, venturing off into the
7 neighborhood. And that's really what Susan was
8 most worried, people coming from our community
9 going into Henley Woods. That is not going to
10 happen. It's a violation of the lease that
11 residents sign. It will not happen. And if it
12 does, there will be consequences for that
13 resident.

14 So I can totally understand. We had a
15 very pleasant conversation. And again, I
16 didn't -- I ended it saying, you know what, I'm
17 not going to ask you to take my word for it
18 because I wouldn't take my word for it, but I
19 wanted to try and give some sort of assurance.
20 But I totally appreciate where she's coming from.
21 I'd feel the same way if I was in her shoes.
22 Thank you.

23 PRESIDENT CANTOR: Thank you, Mr.
24 Coursey.

25 All right. Now we will open it up to

1 the council for questions. So Mr. Cortes.

2 COUNCILOR CORTES: So I've got a few
3 questions. One is with the trash container. So
4 you guys are moving the location. Is it the same
5 dumpster that you guys are currently using because
6 I know since they're bringing it out once in the
7 evening, you know, is it going to be like several
8 trash cans that they're bringing out? I'm just
9 curious of the dumpster.

10 MR. BROWNING: It's a similar size
11 dumpster. It won't be the same dumpster. The
12 dumpster that's there today is the one that the
13 assisted living facility is using. But it's a
14 similar size dumpster pad, so but presumably
15 similar size dumpster. And the difference really,
16 and Chuck touched on it, is we utilize a
17 third-party service. It's called Valet Living or
18 Trash Valet, depending on which one we go with.
19 And the residents put out a small trash container
20 outside their apartment between the hours of 6 and
21 9 p.m., and a vendor comes around and collects
22 them all with a water tight buggy and then brings
23 all the waste out in one trip and loads it into
24 the dumpster and then closes the gate back up. So
25 that's where we gain an advantage from having

1 multiple residents come and go and they really
2 don't care about the dumpster as much. So we have
3 a little more accountability there, and again,
4 it's limited in terms of the back and forth of the
5 dumpster.

6 COUNCILOR CORTES: Thank you. My next
7 question is, what is the current vacancy on the
8 complex right now?

9 MR. BROWNING: At last report they have
10 seven residences left. It's was 51 percent
11 occupied when we had our initial conversation with
12 them.

13 COUNCILOR CORTES: And then the
14 timeline for the project because, you know, it is
15 a lot, you know, it seems like it needs definitely
16 some freshening up and there's a lot of moving
17 parts. So what is the timeline?

18 MR. BROWNING: Our timeline, once we
19 receive approvals, we'll close on the property
20 within 60 to 90 days. In the meantime, we'll be
21 gathering quotes and getting ready to sign
22 contracts. We anticipate doing the exterior
23 renovations right away starting on the landscaping
24 and beginning interior renovations. As Tim
25 described, the interior of the units is really a

1 lighter touch so we can move through those pretty
2 quickly. In the common areas we'll hire a special
3 independent contractor to work that part of the
4 project, so we'll have two projects going on
5 simultaneously. And our hope would be to deliver
6 the first few units, you know, first tower,
7 however the town will let us certify those for
8 occupancy, in the spring of '26. So it is a
9 little bit of a large project, but we can move
10 through it very quickly because we can take it in
11 bite-sized pieces with separate vendors, and
12 that's how we plan to attack it.

13 COUNCILOR CORTES: And then another
14 question. In regards to also is there any
15 affordable housing portion to this, are you guys
16 adding units or do you guys currently have like
17 affordable housing units?

18 MR. BROWNING: We propose 8 percent
19 affordable housing as part of the lifting of the
20 age restriction.

21 COUNCILOR CORTES: And then the other
22 question is, as far as the age restriction, right,
23 you know, the reason the assisted living, I notice
24 a lot of assisted living facilities are shutting
25 down, and that's more so because seniors are aging

1 in place, you know, and they're being more, you
2 know, living independent. So I just find it, you
3 know, why are you removing the age restriction
4 when you look at places like Simsbury and Avon
5 close by who are, they're building, you know, 55
6 and older units, but yet in West Hartford that's
7 like the missing middle that we always talk about,
8 like there is more, there is that demand for the
9 55 and older. So I just found it interesting
10 removing -- you know, the renovations obviously
11 will make a difference, and, I mean, you can
12 target it for like, depending on the rent, you
13 know, what you're looking for, you know, and I
14 think freshening it up will bring, like if you
15 build it they will come, so I'm just surprised on
16 removing the age restriction.

17 MR. BROWNING: So our sort of analysis
18 or market analysis when we started looking at this
19 project, and we still think it holds true, is that
20 we, you know, we welcome all age groups. We think
21 young professionals will want to live at this
22 highly amenitized community. A lot of the units,
23 as Tim described, are on the smaller side, so
24 folks who want to get into their first apartment
25 we think this will be a great spot for them,

1 particularly with some of the amenities and the
2 location being so close to West Hartford center
3 and all the golf clubs around, easy to the city,
4 easy to the airport.

5 But we also find in a lot of our
6 communities, and I showcased a couple of them in
7 Mystic. And Harbor Heights is directly across
8 from Stonegate, which is an assisting living
9 community, and we find a lot of folks moving to
10 our property that I think they envision themselves
11 potentially one day moving across the street. And
12 we actually find, and the same thing in Simsbury,
13 when we started those properties, the first couple
14 that we developed with our partner there were some
15 of the first rental units in Simsbury, and we
16 just, you know, we'll sort of, we apply fair
17 housing across everybody, so whoever comes in and
18 applies and qualifies we rent to, and the eclectic
19 mix of residents there, young, old, in between,
20 really created a strong sense of community. And
21 we'd have a lot of events with those residents
22 where they would get to know each other, and that
23 sort of cross-pollination of those groups is
24 something that we find really strengthens our
25 communities that we operate across the state. So

1 we don't think sort of excluding that younger set
2 of folks is a great idea for the property for its
3 long-term success or to exclude those folks from
4 the opportunity to live within the community.

5 COUNCILOR CORTES: Thank you. So I do
6 want to say I do appreciate the addition of the
7 six three-bedroom units. That is one thing that
8 in the four years I've sat on council that we've
9 seen very little of. So I do appreciate that.
10 Again, it's just that missing, you know, the
11 thinking behind the missing middle piece. But
12 thank you for your time.

13 PRESIDENT CANTOR: Thank you, Mr.
14 Cortes.

15 Mr. Walters.

16 COUNCILOR WALTERS: Thank you. And
17 through you, Madam Mayor. Councilor Cortes almost
18 stole all of my questions but didn't get quite get
19 them all. I want to touch base back, going to the
20 attainable and affordable units that might be
21 present. In the documentation I read at or below
22 80 percent. I wanted to know if that had been
23 decided yet and what the below meant. And also,
24 what would the division, what would the breakdown
25 be of those units as far as being attainable or

1 affordable? And I use attainable because we know
2 that 80 percent is attainable, not affordable. So
3 I think that is going to be my primary question.
4 I'll leave it at that to save some for everybody
5 else.

6 ATTORNEY HOPE: Sure. And I can let
7 Jeremy jump in, but I will point out something
8 that was in our initial application letter. We
9 are, as part of our application, we have this 8
10 percent that will be deed restricted for 30 years.
11 I did indicate in the letter that we're intending
12 to pursue the CHFA funding program. We anticipate
13 that will allow us to potentially increase that
14 percentage, but we won't know until we get the
15 funding. So Jeremy has done that on other
16 projects. We can can commit to 8 percent today,
17 which is why we put that in the letter, but he's
18 been successful working with the state with that
19 program to be basically deepen the percentage of
20 affordability which is the purpose of that
21 project.

22 And I don't know, Jeremy, do you have
23 anything else to add?

24 MR. BROWNING: Just to clarify, the 80
25 percent is the maximum that someone would qualify

1 under, so anyone under 80 percent would also
2 qualify for those units. And then the -- did I
3 say that correctly? So 80 percent. And then what
4 was the second part of your question? Oh, they're
5 spread out pro rata throughout the property, so 8
6 percent if I had --

7 ATTORNEY HOPE: Of the different unit
8 types.

9 MR. BROWNING: Of the different unit
10 types. So at 100 units, eight of them would be
11 affordable of all types, ones, twos, threes.

12 COUNCILOR WALTERS: Right. That was
13 sort of where I was going, but it sounds like you
14 may not have a pen down number completely yet, but
15 the breakdown between one, two and three-bedrooms,
16 I guess, is --

17 MR. BROWNING: Correct. So I can share
18 a little bit about the Build for CT program. For
19 those that aren't familiar, it's a CHFA program.
20 It's meant to incentivize developers to provide
21 additional affordable housing throughout the
22 state. It's only applicable if your approval
23 restriction is less than I think 10 percent. And
24 then what they require is that we go to 20
25 percent. So when we apply for that -- it's

1 essentially a loan, it's a second loan. So when
2 we apply for that loan, we'll say we have 8
3 percent that we're committed to through the Town
4 of West Hartford's approvals. We will up that an
5 additional 12 percent to a total of 20 if you
6 provide us with this funding. And then CHFA sets
7 those rents for those folks that qualify at the 80
8 percent level.

9 COUNCILOR WALTERS: Okay. Thank you.

10 MR. BROWNING: Does that make sense?

11 COUNCILOR WALTERS: Yes, absolute
12 sense. Thank you.

13 MR. BROWNING: I also should clarify
14 just for full transparency. The CHFA, the Build
15 for CT program will also, if they look at your
16 rent spread, they will potentially go to 100
17 percent AMI if they're still seeing a significant
18 discount to market. So I have seen that happen at
19 other properties. So if the 80 percent level for
20 those units was -- I'm trying to think of an
21 example. So let's just say the market rental was
22 \$1,000 and the 80 percent level was \$600. If the
23 100 percent level was \$800 and they still saw a
24 good significant \$200 gap, that program, the
25 people that operate that program may say we still

1 deem this an affordability, a bonus to
2 affordability because someone can save \$200 a
3 month, and so they might give us credit for those
4 units at 100 percent AMI instead of 80 percent
5 AMI. The 8 percent that we're asking for here
6 will be 80 percent regardless.

7 COUNCILOR WALTERS: Okay. Thank you.

8 PRESIDENT CANTOR: Thank you.

9 Mr. Ledwith, do you want to just update us on the
10 air raid sirens going on out there?

11 MR. LEDWITH: Yes, Madam Mayor. It's
12 not an air raid. It's landscaping happening about
13 a block away. We'll be working on our leaf blower
14 ordinance, I suppose.

15 (Laughter.)

16 PRESIDENT CANTOR: Okay. Thank you.
17 Appreciate that.

18 Ms. Blanks.

19 Thank you, Mr. Walters.

20 COUNCILOR BLANKS: Thank you, Madam
21 Mayor, and thank you to the presenters for the
22 presentation.

23 I just want to go back to the trash
24 dumpster for a minute. And the reason why I'm
25 bringing this up is because I have a little

1 experience on this since I have these adult young
2 people. There's going to be one dumpster, I'm
3 assuming, for these 108 units based on what you
4 said, sort of the personal pickup. Have you taken
5 into consideration as well when people are moving
6 in and moving out and sort of kind of have this
7 overflow how often will the actual trash be picked
8 up and like emptied out? That's one question so
9 far.

10 MR. BROWNING: So typically in our
11 other communities it's based on usage. And for
12 similar sized communities, the pickup would be two
13 to three times a week, leaning more towards two,
14 but, depending on the usage, it could potentially
15 be three.

16 And then to sort of follow up on your
17 question about people moving in, my expectation is
18 that we would site an overflow dumpster in a
19 vacant parking space while we filled up most of
20 the building to capture a lot of that, we'll
21 recycle the cardboard and get all that stuff
22 collected, to not overwhelm the dumpster so we
23 have to have it picked up all the time.

24 COUNCILOR BLANKS: Thank you. Another
25 question through you, Mayor. What is the, I

1 guess, proposed square footage of the units? I
2 know you have the existing ones, but with the
3 two-bedroom and the three-bedroom? And then I
4 also have a follow-up question.

5 MR. GEITZ: This is Tim Geitz. I do
6 apologize. I don't have exact square footages,
7 but I would say that we are potentially in the
8 range of, for the one-bedrooms somewhere around
9 700 square feet heading towards 1,200 to 1,500
10 square feet for the three-bedrooms and the
11 two-bedrooms falling somewhere in between.

12 COUNCILOR BLANKS: Thank you. Another
13 one through you, Mayor. I didn't see anything on
14 there about the bike, a bike rack or storage or
15 anything like that. And I know that people
16 probably can do that in their own unit, but I'm
17 looking at visitors and whatnot. Is there
18 anything proposed for that?

19 MR. BROWNING: We don't specifically
20 have an outdoor bike rack sited, although there
21 are many opportunities along both the front and
22 back of the building to do so. We'd add a
23 concrete pad on the back of a sidewalk. We also
24 are working, Tim and I are working on fine tuning
25 the amenity program, and there's a possibility

1 that within the building we'll devote or dedicate
2 a space to unit storage and possibly bike storage.
3 So it could be one room or maybe two rooms that
4 allow storage for skis or snowboards or bikes or
5 whatever you're into, but also a bike room. So as
6 we fine tune the interior program, we'll sort that
7 out, but we certainly recognize that bikes are
8 desirable and people care for them. And certainly
9 with what I'll call our efficient units, the
10 one-bedrooms that are on the smaller side, we know
11 that space is at a premium, so we'll give them an
12 alternative.

13 COUNCILOR BLANKS: Thank you, Madam
14 Mayor. I'll yield back so others can ask some
15 questions.

16 PRESIDENT CANTOR: Thank you, Ms.
17 Blanks.

18 Ms. Fay.

19 COUNCILOR FAY: Yes. Thank you very
20 much. And I'm not wearing sunglasses because I
21 think I'm cool. I forgot my reading glasses. And
22 I can't see this because I did write some
23 questions down.

24 So what's the number of total parking
25 spaces?

1 ATTORNEY HOPE: 144 parking spaces.

2 COUNCILOR FAY: 144, so that's roughly
3 1.5 per unit, so it's the old parking?

4 ATTORNEY HOPE: A little bit over.

5 COUNCILOR FAY: Okay. And so that
6 includes the visitor spots as well?

7 ATTORNEY HOPE: Yes.

8 MR. BROWNING: Yes.

9 COUNCILOR FAY: Okay. There's no
10 garages here, correct?

11 ATTORNEY HOPE: Correct.

12 MR. BROWNING: Correct.

13 COUNCILOR FAY: You didn't mention a
14 swimming pool. Is there a pool?

15 ATTORNEY HOPE: It's not a swimming
16 pool. It's a reflection pool. So nobody should
17 be going in there.

18 COUNCILOR FAY: Yeah, so nobody should
19 be in there, right?

20 ATTORNEY HOPE: Yes.

21 COUNCILOR FAY: Did you guys
22 consider -- we've got a lot of rentals and more
23 coming online, and I'm sure there's more that will
24 be coming to us -- did you consider an ownership
25 possibility, like condos or -- because that is a

1 sticking point for probably Glastonbury too, but
2 in West Hartford the affordability of
3 single-family homes and condos is out of reach for
4 a lot of --

5 MR. BROWNING: I think that's the
6 challenge for us when we underwrite an opportunity
7 like this or a project like this is we find the
8 demand is more with the apartments due to their
9 affordability, particularly when we're able to
10 layer in an affordability component. And the
11 condo market is somewhat more uncertain, it's
12 harder for to us get financing for it or investors
13 to make the project happen. So I think from an
14 economic standpoint, we didn't feel like that was
15 a project that we could get across the finish
16 line, so to speak, whereas the apartments were,
17 the demand for us is proven, and we're very
18 confident in the viability and the need for a
19 project like this in West Hartford.

20 COUNCILOR FAY: So markets change,
21 prices go up and down and inventory --

22 MR. BROWNING: Absolutely.

23 COUNCILOR FAY: -- changes and all
24 that. Is this a long-term play that you actually
25 see rentals being stable and desirable over the

1 long term?

2 MR. BROWNING: It really is. I was on
3 the phone with a potential client today who is out
4 of California, and we were, once again, sort of
5 trying to describe to them and get them to
6 understand the Connecticut market, particularly
7 the Central Connecticut market. It's a very
8 stable market. It's a very desirable market.
9 People want to be in these communities, they stay
10 in the communities. We envision people, younger
11 people come to this community eventually buying a
12 home in West Hartford. And so every project that
13 we've managed, whether we started 16 years ago or
14 two years ago, in these markets has been
15 incredibly successful and remains. Our average
16 occupancy is 96 percent across our portfolio.

17 COUNCILOR FAY: Wow.

18 MR. BROWNING: So the demand is really
19 there. The traffic is there. So yeah, I think
20 what we like about this project, among everything
21 else, in addition to everything else I've already
22 said, is the units are different. They're a
23 little bit smaller. Some of the bigger ones that
24 Tim has done a great job with are very unique and
25 we think might serve somebody who wants to sell

1 their big home but wants to stay, you know, keep a
2 foothold here in West Hartford. So we really like
3 that as a different alternative to some of the
4 other more traditional new build construction
5 developments that are happening in West Hartford
6 and elsewhere. So that's one of the sort of many
7 facets of why we like this project and we feel
8 very positive about the need.

9 COUNCILOR FAY: I've been in there.
10 It's a very nice building overall, so I was happy
11 to hear that you're not anticipating a lot of
12 changes construction wise.

13 So with the two-bedrooms and
14 three-bedrooms, I know you can't predict the
15 future, but obviously when we put more housing in
16 there's an impact to services that are required,
17 police, fire and schools. I know we said we don't
18 anticipate a bunch of children there, but I would
19 think that three-bedrooms and two-bedrooms would
20 be desirable for people with children. Can you
21 talk a little bit about that?

22 MR. BROWNING: That's possible. I will
23 tell you that in our other communities in similar
24 towns like this, those larger units tend to get
25 gobbled up by folks who are selling large homes

1 and are empty nesters. They want to downsize, but
2 they're not prepared to move into a small
3 one-bedroom or a one-bedroom den and they find
4 that they're, particularly when they look at a tax
5 bill they used to pay, they're very comfortable
6 paying the rent, which to a lot of us feels very
7 high for one of those three-bedrooms or larger
8 two-bedroom units, but it still works well within
9 their budget and it simplifies their life, and
10 those are the folks that we see moving into those
11 units. Again, we, fair housing, we'll accept
12 anyone that qualifies, but I'm just anecdotally
13 telling you the folks we see moving into those
14 larger units don't have kids.

15 COUNCILOR FAY: Okay. Because I know
16 that was one of the concerns by some of the
17 residents who live nearby were children running
18 around and things like that.

19 Let me just see if I have anything
20 else. Oh, did you guys, are you going to do any
21 green energy with the building in terms of heating
22 and cooling?

23 MR. BROWNING: Yes. There's an
24 existing physical plant there that's in very good
25 shape, but we anticipate, you know, high

1 efficiency controls, energy efficient lighting.
2 We'll have a solar consultant look at the property
3 for opportunities. It's a significant electrical
4 service that's there today, so we'll be looking
5 under every stone to try to minimize the amount of
6 electrical use and expense there.

7 COUNCILOR FAY: Okay.

8 MR. BROWNING: I don't mean to sort of
9 be brushing over it, but that's something we would
10 do at any one of our properties, and we certainly
11 anticipate doing it here.

12 COUNCILOR FAY: Yeah. I was just
13 wondering because a lot of the newer -- well, this
14 isn't new, so that's the difference, but they have
15 that kind of built in and baked into the plan, so
16 I just want to make sure.

17 I don't -- it's probably in here, and I
18 don't remember seeing it, the traffic studies. So
19 you're going from, you know, an over age where I
20 don't assume -- probably a lot of people aren't
21 driving, right, in the way, the use of it now.
22 When you go expand your market to lower ages, I
23 imagine there's going to be a lot more traffic in
24 and out, people are going to be going to work,
25 people are going to be -- you know, things that

1 aren't in use now. Can you guys talk about that a
2 little bit?

3 ATTORNEY HOPE: I'll have Tom come up.
4 We did submit a traffic study as part of our
5 application. It was reviewed by the engineering
6 department.

7 MR. DALY: Once again, Tom Daly for the
8 record. You make a good point about traffic. And
9 it's really, as you know, so a traffic study was
10 submitted. This project already has an OSTA
11 permit, so we have to go back and modify that as
12 part of that. OSTA actually covers the whole
13 project. So we'll go back to the state and get it
14 re-registered with this.

15 But as we do the traffic studies, we
16 really focus on peak hour, right, those are the
17 ones, the most traffic. And this falls more in
18 the commercial activity. During the peak hour
19 they were giving that all those employees were
20 coming in, and they were coming in in a big lump
21 of shift. So really the existing facility, they
22 also had a lot of caregivers that were coming in
23 and out. Yeah, the residents weren't driving, but
24 I think there was one note we showed you that we
25 got 30 more parking spaces approved years later.

1 It's because so many caregivers were coming in.
2 So the peak hour actually goes down because we
3 don't have those large shifts of employees coming
4 in.

5 Residential tends to be spread out more
6 of the day. If you think about your street, you
7 know, I leave before the peak. My next door
8 neighbor is a teacher and they leave after, so
9 it's much more mediated throughout the day. So
10 really from a traffic standpoint, there's really
11 no impact. We do also have the luxury of coming
12 out on a state highway with very excellent sight
13 lines. So from our perspective, our traffic
14 analysis showed that there would be no negative
15 impacts on Simsbury Road.

16 And we're now gating off the back. So
17 you're not going to get -- that being said, we did
18 a traffic count. We only found one car going
19 through the back entrance drive.

20 So the traffic study, all the traffic
21 counts that we did, we did traffic counts, and all
22 the published data we provided are from the DOT.
23 So we just plugged in the DOT rates and the
24 analysis showed -- as I said, we still have to go
25 to the state to get that final approval from them.

1 COUNCILOR FAY: Okay. Let me just see
2 if I have any more. Thank you.

3 Sorry, Shari, I'm wrapping up. (Pause)
4 I think that wraps it up. So I appreciate the
5 chance to ask you questions, and thank you for
6 your answers.

7 PRESIDENT CANTOR: Thank you, Ms. Fay.
8 Ms. McGinnis.

9 COUNCILOR MCGINNIS: Through you, Madam
10 Mayor. Just a quick question. Are there EV
11 chargers on the property currently; and if not,
12 will you be adding some EV chargers?

13 MR. BROWNING: No and yes.

14 COUNCILOR MCGINNIS: Thank you.

15 PRESIDENT CANTOR: Do you have amounts
16 or --

17 MR. BROWNING: We don't have an amount
18 yet. Typically it's kind of, we'll put in the
19 infrastructure for more, but we'll start with two
20 to four, two pedestals, which will serve four
21 cars, is more than the market demand currently is
22 at most of our properties, even 200 units or more.
23 So we'll start with that, but we certainly intend
24 to have EV chargers.

25 PRESIDENT CANTOR: Okay. Ms. Polun.

1 COUNCILOR POLUN: Thank you, Madam
2 Mayor. Through you, two questions. One is
3 regarding the refuse pickup. Are you also going
4 to provide an opportunity for recycling for the
5 residents?

6 MR. BROWNING: Yes, we will probably
7 have a recycling either room or potentially a
8 separate container within the enclosed dumpster
9 where the recycling will go.

10 COUNCILOR POLUN: Thank you.

11 PRESIDENT CANTOR: Maybe you can speak
12 a little bit closer to the mic.

13 MR. BROWNING: Sure. I'm sorry. Did
14 you hear what I said?

15 COUNCILOR POLUN: Yes, I did, but for
16 the record --

17 MR. BROWNING: We'll have either a
18 recycling room within the building that folks can
19 leave their recyclables in, potentially totes on
20 every floor, something of that nature, and it will
21 get taken out to the dumpster where we'll have a
22 separate container for those recyclables.

23 COUNCILOR POLUN: Thank you. And just
24 one final question. It seems to me you did do a
25 lot of outreach to the folks at Henley Woods next

1 door, and yet you weren't able to secure the
2 letter of consent from them. And I'm just
3 wondering if you can shed a little light on what
4 happened there. Thank you.

5 ATTORNEY HOPE: Sure. So I think,
6 Jeremy, as soon as you got under contract you
7 started talking with Henley Woods. And Jeremy had
8 very good conversation back and forth with their
9 board. When we were getting ready to submit the
10 application, we had actually originally intended
11 to separate the SDD, so to create two separate
12 SDDs, which just makes it easier for both parties
13 moving forward when you have have to amend it.
14 And when we talked about doing that, when they
15 spoke with their attorney for the condo, it
16 necessitated a vote which was out like 30 days or
17 something like that, and we were sort of under a
18 time limit within our contract to file. So that's
19 why. Your regulations allow you either to have
20 consent or to simultaneously with the submission
21 to the council send them everything. But we were
22 in communications before with them, so that's sort
23 of the genesis of what happened.

24 COUNCILOR POLUN: Thank you. That's
25 really, really helpful to hear. And it does seem,

1 based on the documentation that you provided, that
2 you've spoken with a lot residents, addressed
3 concerns, made modifications to the plan. So that
4 allays my concern on that. Thank you.

5 PRESIDENT CANTOR: Thank you, Ms.
6 Polun.

7 Mr. Wenograd.

8 DEPUTY MAYOR WENOGRAD: Thank you,
9 Madam Mayor. A couple things mostly have been
10 covered. But just a clarification. On the
11 parking you're putting in more than is required by
12 our zoning?

13 ATTORNEY HOPE: Correct. Yes, we have
14 more, a little bit more than what's required, yes.

15 DEPUTY MAYOR WENOGRAD: And that's
16 based on your own analysis of the market, not that
17 we're making you put in parking, but you've
18 decided that's what you need for --

19 MR. BROWNING: Yes, we made sure we met
20 what was required, and then I asked Tom and his
21 team to give me as many more spaces as we could
22 reasonably fit. So that's how we arrived at the
23 number we're at.

24 DEPUTY MAYOR WENOGRAD: Okay. And
25 again, there's certainly been a lot of discussion

1 about parking requirements and whether they're too
2 onerous. So I just wanted to be clear that you're
3 putting in what you feel you need and not sort of
4 being forced to put extra.

5 MR. BROWNING: We're not being forced
6 to put extra. We're comfortable with the amount
7 of spaces we have. We would, if we could fit in
8 five or six more, we probably would, but we're
9 totally comfortable with the spaces we have.
10 We've managed communities with less and we make it
11 work.

12 DEPUTY MAYOR WENOGRAD: Thank you. And
13 a couple, just to follow-up again. On the bike
14 facilities you said about adding them. I wonder
15 if you'd object to having that be a condition of
16 approval that bike facilities be added as a
17 condition.

18 MR. BROWNING: I don't have a concern
19 with that. I guess my open-ended question would
20 be like how many or what flexibility will we have
21 to determine what the market needs.

22 DEPUTY MAYOR WENOGRAD: Right. It's
23 important to have something, and we can talk about
24 that perhaps.

25 And then through you, Madam Mayor, one

1 other. On the affordable units you mentioned the
2 8 percent which would be, I gather, nine units, is
3 that the intent?

4 ATTORNEY HOPE: (Nodding head in the
5 affirmative.)

6 DEPUTY MAYOR WENOGRAD: Are any of
7 those, is it your intent to have any of those be
8 the multi-bedroom units? You have 24 two and
9 three-bedroom. I don't see --

10 MR. BROWNING: Yes, we would scatter
11 the units on a pro rata basis based on the number
12 of, you know, 8 percent of the ones, 8 percent of
13 the twos, 8 percent of the threes.

14 DEPUTY MAYOR WENOGRAD: And the threes
15 you only have six so I guessing --

16 MR. BROWNING: We'd end up with one,
17 probably end up with one.

18 DEPUTY MAYOR WENOGRAD: And it will be
19 one. So as well that is the plan to have two or
20 three of the units be multi-bedroom?

21 MR. BROWNING: Correct.

22 DEPUTY MAYOR WENOGRAD: Okay. Thank
23 you. Nothing else.

24 PRESIDENT CANTOR: Thank you,
25 Mr. Wenograd. So lots of questions.

1 I have, I do have a comment for
2 Mr. Capella. Thank you for coming with a baby and
3 sharing your concerns. And I appreciate
4 Ms. Breitman's comments and your comments as well.

5 I didn't see, were the units
6 individually controlled from a heat and
7 air-conditioning perspective, and is that
8 remaining the same, HVAC?

9 MR. BROWNING: Yes, they are
10 individually controlled now, and that same system
11 will remain in place.

12 PRESIDENT CANTOR: Okay. So there's no
13 change to compressors or would you be adding some?

14 MR. BROWNING: Only replacing or adding
15 as needed based on the expiration of useful life
16 or, if we're reconfiguring a unit, we might be
17 adding in a different system for some of those
18 newer units. But the existing units, primarily
19 the bulk of the units that we are renovating, they
20 have an existing in-wall fan coil unit that works
21 off of a central plant, and those units will stay.
22 And each apartment, if it's a one-bedroom
23 apartment, it has one unit in the bedroom and one
24 unit in the living space. So those work well. We
25 have them in many properties, and we don't see a

1 reason to sort of reinvent the wheel with those,
2 but every unit will have its own thermostats and
3 controls.

4 PRESIDENT CANTOR: Okay. Thank you.
5 And then any kind of snow removal? It does appear
6 you have land you could store snow, that that's
7 not an issue, it might be in other locations,
8 correct?

9 MR. BROWNING: We don't have any
10 concerns about that. I would say one of the
11 things about being in the property management
12 business for 20-plus years is we're very focused
13 on operational needs. And so we have snow shovels
14 everywhere. Tom did a great job of making sure
15 that we've got a way to manage that snow
16 effectively.

17 PRESIDENT CANTOR: Isn't it special
18 that we can talk about snow on a 100 degree day.
19 Yes. So I think most of the other questions were
20 answered, so I will open it up one more time
21 around. Any follow-up questions?

22 COUNCILOR BLANKS: I do have one.

23 PRESIDENT CANTOR: Okay. I'll go to
24 Ms. Blanks and then Ms. Fay.

25 COUNCILOR BLANKS: Thank you, Madam

1 Mayor, and thank you, Ms. Fay.

2 I did have a quick question on that
3 noise piece in the lease. Would that also apply
4 to visitors? And I'm only bringing this up
5 because I think I encountered this the other day
6 with a car, don't know if it was a resident or
7 owner coming in, but the music in his car was
8 blasting. So I'm sure you've taken that into
9 consideration, but can you just comment on that a
10 bit?

11 MR. BROWNING: Yes. The way the leases
12 work, a guest of a resident, the resident is
13 responsible for the guest's behavior and actions
14 on the property as well. So any rules violation,
15 noise or otherwise, would be addressed with that
16 resident as a lease infraction. And I would just
17 say, sort of go further I think to answer your
18 question. If someone was driving through our
19 property blasting music and we couldn't associate
20 them with a resident or figure it out, we'd call
21 the police.

22 PRESIDENT CANTOR: Thank you, Ms.
23 Blanks.

24 Ms. Fay.

25 COUNCILOR FAY: Thank you very much.

1 Simsbury Road is, there's a lot of speeding on it.
2 It's very, very busy. We had a very, very bad
3 traffic fatality, I want say it was year ago,
4 right?

5 PRESIDENT CANTOR: Two.

6 COUNCILOR FAY: Two years, okay. Do
7 you anticipate any addition of traffic lights or
8 traffic calming or anything else as a result of
9 this development?

10 PRESIDENT CANTOR: I just will say,
11 actually Mr. Ledwith can probably address that.

12 MR. LEDWITH: Thank you, Madam Mayor.
13 To Councilor Fay's question, you're right, there
14 is a speed issue at times on Simsbury Road. And
15 we will be working with the Department of
16 Transportation, Connecticut DOT, along with our
17 Vision Zero Action Plan, in addressing traffic
18 calming as well as speed. That will be one
19 location that we will be working with the town
20 council in terms of adding a speed camera -- speed
21 enforcement camera for Simsbury Road among 14
22 other locations.

23 COUNCILOR FAY: Thank you.

24 MR. LEDWITH: You're welcome.

25 PRESIDENT CANTOR: Thank you. That's a

1 priority, and we are all well aware of the really
2 dangerous speeds that are traveled on that
3 beautiful road, residential road.

4 Okay. Mr. Cortes.

5 COUNCILOR CORTES: Through you, Madam
6 Mayor, just one more question. What are the
7 current rents right now for the one and
8 two-bedroom units?

9 MR. BROWNING: This building is not --
10 it's just assisted living now, so we don't have
11 rents set.

12 COUNCILOR CORTES: Thank you.

13 PRESIDENT CANTOR: Thank you. All
14 right. One more time around?

15 (No response.)

16 PRESIDENT CANTOR: Okay. So I am
17 reading in for the record, although Attorney Hope
18 did, but this is what we do to make sure, a letter
19 dated June 24, 2025, from the Town Planning and
20 Zoning Commission recommending approval; a letter
21 dated May 30, 2025, from Design Review Advisory
22 Committee recommending approval; and a letter
23 dated June 10, 2025, from the Capitol Region
24 Council of Governments finding no apparent
25 conflict with regional plans and policies or the

1 concerns of neighboring towns.

2 And I think Attorney Hope has some
3 closing remarks. I'm just circling around one
4 more time.

5 (No response.)

6 PRESIDENT CANTOR: No further questions
7 from the council. Okay. The floor is yours.

8 ATTORNEY HOPE: Thank you. Again, for
9 the record, Meghan Hope. As indicated in our
10 application letter, our proposed application does
11 meet your SDD regulations. I put the findings at
12 the end of that letter.

13 I'll also note for the record that we
14 are consistent with the plan of Conservation and
15 Development which encourages diversity of housing,
16 supports rental stock expansion, and enhances
17 existing neighborhoods by providing access to
18 future residents. I think it's really important
19 with this project that we are converting it and
20 not expanding it. I think that's what makes it
21 very unique and really helps us to maintain and
22 cohesive and consistent with the existing
23 neighborhood.

24 Another thing that I think is unique
25 about our project is that we're taking existing

1 housing units that are currently on the books in
2 town, we're adding an affordability component.
3 Typically when we come in with a multifamily
4 project, we're increasing that denominator as
5 well, and in this case we're chipping back a
6 little bit at the numerator. So I think that also
7 is important and unique about this.

8 I think the team has done a very
9 thorough job, so I don't want to belabor the
10 point, but we feel that this is going to be a nice
11 addition to that part of town. I think it will be
12 very desirable. It's something different from the
13 other units that are coming up in town. And we
14 look forward to bringing this project to fruition.
15 Thank you.

16 PRESIDENT CANTOR: Thank you, and thank
17 you to the whole team. It was a great
18 presentation. Appreciate it very much.

19 We are going to go to our public
20 comment because they were signed up for 7:25, and
21 I am sensitive that we are running a little late,
22 and then we will open -- we'll take a quick break
23 and then open the council meeting. So I am
24 calling, if you don't mind, I am calling the
25 Tuesday, June 24, 2025, public comment to order.

1 **ATTORNEY DODGE:** Madam Mayor, sorry,
2 **did we close the public hearing?**

3 **PRESIDENT CANTOR:** I'm sorry, we didn't
4 **close the public hearing. I apologize. If**
5 **there's no objection, I am closing the public**
6 **hearing. Any objection?**

7 **(No response.)**

8 **PRESIDENT CANTOR:** The public hearing
9 **is closed. Thank you.**

10 **(The public hearing concluded at 8:11**
11 **p.m.)**

CERTIFICATE

I hereby certify that the foregoing 86 pages are a complete and accurate computer-aided transcription of my original stenotype notes taken of the WEST HARTFORD TOWN COUNCIL PUBLIC HEARING IN RE: 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, which was held before THE WEST HARTFORD TOWN COUNCIL, 50 South Main Street, Legislative Chambers, Room 314, on June 24, 2025.



Lisa L. Warner, CSR 061
Notary Public
My commission expires:
May 31, 2028