

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

January 27, 2026, 6:56 p.m.,

Legislative Chambers

Re: Application of Honeycomb Real Estate
Partners, LLC requesting a rezoning of
approximately 2.49 acres at 230 Newington Road
from a R-6 One-family Residence District zone, IG,
General Industrial District zone, and IE,
Exclusive Industrial zone to RM-1 Multifamily
Residence District zone with a Special Development
District (SDD) overlay for the redevelopment of
the site into a new 54-unit, 100 percent for-sale
affordable housing, multifamily residential
community consisting of six (6) two-story
buildings, along with associated parking areas,
storm drainage infrastructure and landscaping.
The development will qualify as "assisted housing"
under General Statutes Section 8-30g.

Reporter: Lisa L. Warner, CSR #061

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

2

3 Council Members :

4 MAYOR SHARI CANTOR

5 DEPUTY MAYOR DEBRA POLUN

6 JOHN LYONS, Minority Leader

7 DR. GAYLE HARRIS

8 LISA LAZARUS

9 TIFFANI MCGINNIS

10 BARRY WALTERS

11 DR. JASON WANG

12 BEN WENOGRAD

13

14 Town Manager :

15 RICK LEDWITH

16

17 Corporation Counsel :

18 DALLAS DODGE, ESQ.

19

20 Town Clerk/Council Clerk :

21 LEON DAVIDOFF

22

23

24

25

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

For Honeycomb Real Estate Partners, LLC:

ALTER, PEARSON & HOPE, LLC

2650 Main Street

P.O. Box 1530

Glastonbury, Connecticut 06033

Phone: 860.652.4020 Fax: 860.652.4022

BY: ROBIN MESSIER PEARSON, ESQ.

rpearson@aphlawyers.com

Also present:

Lewis Brown, Principal and Managing Member,

Honeycomb Real Estate Partners

Thomas Arcari, AIA, QA+M Architecture

Lauren Mello, PE, CNU-A, Fuss & O'Neill

Greg Wilson, PLA, WEDG, Fuss & O'Neill

Nicolas Moss, P.Eng., Fuss & O'Neill

Public speaker:

Dr. Elizabeth Rocco

1 (The public hearing commenced at 6:56
2 p.m.)

3 PRESIDENT CANTOR: I'm calling the 6:45
4 public hearing to order. This is an application
5 of Honeycomb Real Estate Partners, LLC requesting
6 a rezoning of approximately 2.49 acres at 230
7 Newington Road from a R-6 One-Family Residence
8 District zone, IG, General Industrial District
9 zone, and IE, Exclusive Industrial zone to RM-1,
10 Multifamily Residence District zone with a Special
11 Development District overlay for the redevelopment
12 of the site into a new 54-unit, 100 percent
13 for-sale affordable housing, multifamily
14 residential community consisting of six two-story
15 buildings, along with associated parking areas,
16 storm drainage infrastructure and landscaping.
17 The development will qualify as assisted housing
18 under General Statutes 8-30g.

19 And we'll begin with roll call,
20 Mr. Davidoff.

21 MR. DAVIDOFF: Good evening, Mayor
22 Cantor. Mayor Cantor.

23 PRESIDENT CANTOR: Here.

24 MR. DAVIDOFF: Councilor Harris.

25 COUNCILOR HARRIS: Here.

1 MR. DAVIDOFF: Councilor Lazarus.

2 COUNCILOR LAZARUS: Present.

3 MR. DAVIDOFF: Councilor Lyons.

4 COUNCILOR LYONS: Here.

5 MR. DAVIDOFF: Councilor McGinnis.

6 COUNCILOR MCGINNIS: Here.

7 MR. DAVIDOFF: Deputy Mayor Polun.

8 DEPUTY MAYOR POLUN: Here.

9 MR. DAVIDOFF: Councilor Walters.

10 COUNCILOR WALTERS: Here.

11 MR. DAVIDOFF: Councilor Wang.

12 COUNCILOR WANG: Here.

13 MR. DAVIDOFF: Councilor Wenograd.

14 COUNCILOR WENOGRAD: Here.

15 MR. DAVIDOFF: All present.

16 PRESIDENT CANTOR: Thank you, Mr.

17 Davidoff.

18 We'll begin with a presentation by

19 Attorney Pearson.

20 MR. ARCARI: Excuse me, Tom Arcari with

21 QA+M Architecture. I'd just like a little

22 assistance setting up our presentation and then we

23 can get on with it. Thank you.

24 (Pause.)

25 MS. PEARSON: Good evening, Madam

1 Mayor, Members of the Town Council. My name is
2 Robin Pearson. I'm an attorney with the firm of
3 Alter, Pearson & Hope at 2650 Main Street in
4 Glastonbury, Connecticut, and I represent the
5 applicant this evening, Honeycomb Real Estate
6 Partners, LLC.

7 I'm going to, we've got a fairly
8 expedited presentation for you, which I know, I
9 see lots of smiles, so I'm quickly going to tell
10 you who's going to be speaking this evening and in
11 what order. I'll start out introducing the
12 application and showing you the zone change that's
13 requested.

14 Lewis Brown is going to then make a few
15 remarks to you regarding their intent and vision
16 behind the application.

17 Our engineering team will come up, and
18 they may be all up here together at the same time
19 or, if not, you'll probably see Lauren Mello and
20 Greg Wilson up to go through the specifics of the
21 site and the engineering that's involved to create
22 the development that we're going to ask for your
23 approval this evening.

24 And they will be followed by Nick Moss,
25 who is the traffic engineer with their firm, Fuss

1 & O'Neill.

2 After that, we will jump to the fun
3 part which is really the architecture of this
4 development which we think is extremely pleasing.
5 And I will just conclude with a few summary
6 remarks.

7 So let's go. Honeycomb intends to
8 purchase, as you can see, 230 Newington Road and
9 also to secure a drainage easement at 60 Brook
10 Street in West Hartford. The intent of this
11 application is to secure approval for 54 homes in
12 six buildings in a multifamily format. This new
13 community is going to be called Madsen Acres.

14 As noted in the notice from the
15 newspaper, all 54 homes will be for sale,
16 affordable homes, to be made possible through a
17 home ownership financing program funded by the
18 State of Connecticut through its Department of
19 Housing. The development has been filed pursuant
20 to Connecticut General Statute 8-30g, the
21 affordable housing appeal statute, as an assisted
22 housing type of development as opposed to what you
23 might normally deal with which is a set aside
24 development.

25 I'm not sure the distinctions are

1 relevant for your considerations this evening, but
2 what it means in terms of this application that
3 all of the units are going to be affordable, not
4 30 percent, not 60 percent, all the units will be
5 affordable at varying degrees of affordability.
6 But this development will only go forward if they
7 are able to get that funding through the
8 Department of Housing. And that is because a
9 development of this quality, of this low density
10 cannot be built without that kind of assistance
11 from the state. It does, it's a program that
12 makes it possible to do this.

13 So I'd like to go to our site plan.

14 (Pause.)

15 MS. PEARSON: Why don't you stay close.

16 (Laughter.)

17 MS. PEARSON: Okay. What you see
18 before you now is a site plan laid out on an
19 aerial photograph that shows the proposed
20 development. And I believe that you can see after
21 looking at this rendered site plan that the
22 proposed homes, which are in six separate
23 buildings, are really nestled into the site to
24 create a residential community that is both
25 neighborly on the interior by virtue of the patios

1 and the balconies, the porches, and the
2 connectivity of the sidewalks between the units
3 that creates a desirable type of community, but
4 it's also appropriately scaled in terms of its
5 mass and height as it presents its face to
6 Newington Road, which of course is the road
7 running north and south through this site plan
8 slide. So, it really is something that relates
9 well to the existing neighborhood, especially when
10 you look at this view.

11 This is a slide of the streetscape.
12 You know what, it's slipping off on the edge a
13 little bit, but maybe that's what we have here.
14 It looks like it's curving around the corner.

15 In any event, this is a streetscape
16 that the West Hartford Design Review Advisory
17 Committee had asked the applicant to prepare to be
18 able to assess and achieve a result which is
19 evidenced by this streetscape that the building as
20 proposed will be compatible with the scale and
21 features of existing residential structures on
22 either side. So, it definitely, we believe,
23 demonstrates, and DRAC agreed with us, that it is
24 compatible in terms of its presence as you come up
25 or down Newington Road.

1 I am going to skip forward to the
2 zoning map which is not the next slide but the
3 slide after that just to describe for you what is
4 being proposed here. The site is here, and I am
5 outlining it for you. The front part of 230
6 Newington Road, which was a newly created lot
7 adjusting the lot line that previously existed for
8 60 Brook Street, taking property from 60 Brook
9 Street and adding it to 230 Newington Road, but
10 the front portion of the property is zoned R-6
11 right now, a single-family zone. The proposal is
12 to change that to an RM-1, a multifamily zone, and
13 then together with the entire property, the site,
14 to impose a Special Development District over it.

15 It's an interesting site with three
16 zones actually affecting it now which is not a
17 desirable situation. The southerly sliver, which
18 I'm outlining, is currently zoned IE. That's an
19 industrial zone. It too will be rezoned if this
20 application is approved to RM-1. And the major
21 portion of the rear of 230 Newington Road is
22 currently zoned IG, which is a general industrial
23 zone, the same zone as is the rest of 60 Brook
24 Street behind it. It too will be rezoned to an
25 RM-1 zone and become part of that SDD overlay.

1 And as you're all aware, the SDD
2 overlay is a special design zone that you will
3 only want to approve if it meets your strict
4 design standards for a Special Development
5 District which does allow some flexibility in
6 meeting the requirements of the underlying zone
7 which in this case would be RM-1, although it does
8 not allow you to vary certain aspects such as FAR
9 or density of the development or lot coverage in a
10 Special Development District. And the uses have
11 to conform to the RM-1 zone use.

12 But once you approve a Special
13 Development District, the only thing that can be
14 built on that site that's encumbered by that SDD
15 is that which you approved unless an applicant
16 comes back to you or in some cases comes back to
17 you after working through the planner as an
18 administrative amendment to the SDD. But
19 ultimately this Town Council has the authority to
20 decide what happens with this site after an SDD is
21 imposed, so it allows you to make sure that what
22 is being approved definitely meets your standards
23 and is appropriate for this location.

24 The only other thing I'd like to note
25 is that across the street you can see sort of

1 diagonally to the north an SDD RM-1. That is a
2 multifamily development in close proximity to the
3 site. That is the Goodwin multifamily
4 development. And of course to the north you have
5 significant commercial uses with the Stop & Shop
6 development. To the east of our development is a
7 low intensity use industrial zone on 60 -- or
8 development on 60 Brook Street, and there's a mix
9 of residential and industrial uses to the south of
10 us.

11 So with that, I would like now to ask
12 Lewis Brown, who, together with Steven Caprio, who
13 could not be here this evening, is a principal in
14 the applicant. The applicant, of course, is
15 Honeycomb Real Estate Partners, LLC. And he'd
16 like to address you with regard to the desire
17 behind their proposal that's being presented.
18 Some of you are familiar with Honeycomb. They
19 have a great track record with the Department of
20 Housing, having secured funding for the well
21 received redevelopment of the West Hartford Inn
22 site known now as the Camelot Apartments, and they
23 hope to continue their good work.

24 Lewis.

25 MR. BROWN: Thanks, Robin. Thanks,

1 Tom.

2 Good evening, Madam Mayor, Members of
3 the Town Council and, very importantly, members of
4 the professional staff of the town that are here
5 this evening who have been tremendous to work with
6 again. First, I want to thank you for the
7 opportunity to be here tonight to present our
8 vision for this 100 percent, as Ms. Pearson said,
9 affordable, for-sale housing development that
10 we're calling Madsen Acres.

11 I'd also like to thank the town
12 departments for their collegiality and feedback
13 throughout this process, as Ms. Pearson alluded
14 to. We've received comments not only from DRAC
15 but from other town staff members that we have
16 actually incorporated into our plan to date --
17 we'll talk a little bit more about that later as
18 we get into architecture and engineering -- that
19 have helped to make this vision an even better and
20 stronger plan.

21 By way of introduction, as Ms. Pearson
22 said, my name is Lewis Brown. I am the founder
23 and managing principal of Honeycomb Real Estate
24 Partners, the developer of Madsen Acres. Quick
25 background. I know everyone is anxious to see

1 UConn play Providence again tonight. I was raised
2 here in West Hartford. I attended Morley School,
3 grew up on Fern Street, attended KP Middle School,
4 attended Hall way back when. Actually,
5 interestingly, Geno Auriemma in 1991 was my high
6 school graduation speaker just as he was starting
7 to get the program off the ground.

8 In 2005, my wife and I moved back to
9 West Hartford from having spent ten years in
10 Boston where I was assistant corporation counsel
11 for the City of Boston during the Big Dig days, so
12 I certainly appreciate and understand both the
13 public side, sitting on the public side as well as
14 the private side for the last 20 years. My wife
15 and I have had the privilege of raising our kids
16 in West Hartford, both of whom also went through
17 the West Hartford Public Schools, Norfeldt, KP and
18 Hall, and had a tremendous experience in those
19 schools.

20 And I say that because in many ways the
21 West Hartford community has shaped both my family
22 and my values, and it continues to influence and
23 is relevant to the work that I think Honeycomb is
24 doing today not only in West Hartford but
25 throughout the state and outside of the State of

1 Connecticut.

2 My family's work and participation in
3 this community spans decades actually with my
4 mom's teaching and tutoring of West Hartford kids
5 and my dad's therapy and counseling work with
6 children and families. If I go back 20 years to
7 maybe what was my first West Hartford, I don't
8 like to say project, but opportunity to work in
9 town was in 2005 my dad passed away unexpectedly,
10 and we used that as an opportunity to, both our
11 family and friends donated funds. Some of you may
12 know or may not know, but if you go into the
13 children's library in the ground floor downstairs
14 to the public library in the children's section,
15 there's a family and friends, there's a children's
16 theater. If you look up in the turret of the
17 castle, that's my dad with the grandkids that were
18 born at the time that an artist drew and conceived
19 of from a photo that my mom had given him after my
20 dad's passing, and also donated funds to create
21 the infant and family room in that same space.

22 My dad dedicated his life's work as a
23 therapist to helping families and children in West
24 Hartford, and those spaces were created in his
25 memory as a reflection of and belief in access,

1 support and community. They represent the kind of
2 investment in individuals and families that makes
3 this town so special.

4 My wife, if she were here tonight, she
5 opted not to be, she would say, all right, land
6 the plane, Lewis. So that same spirit of
7 partnership and care for community is what brings
8 us here tonight. Honeycomb's work in West
9 Hartford has been grounded in collaboration and
10 housing innovation, not Honeycomb's alone,
11 collaboration with the town and with the state.

12 Honeycomb's first development, as
13 Attorney Pearson stated, in West Hartford was the
14 Camelot. It's demonstrated what's possible and
15 really has become a showcase for the state when a
16 town, in this case the West Hartford Housing
17 Authority and Jill Corrado, the state and private
18 developer work together, work collaboratively. I
19 think we were one of the first, if not the first,
20 town to leverage ARPA funds and set up an
21 affordable housing fund, aligning state and local
22 strategies that Camelot delivered forward
23 thinking, affordable housing model including
24 enabling, and maybe not everyone knows this,
25 one-third of our residents, there's 44 apartments

1 at the Camelot, 13 of which are set aside for
2 those earning 30 percent and below of area median
3 income. That would not have been possible -- the
4 Camelot is Main and Main real estate in West
5 Hartford, and we have folks that are having the
6 opportunity to live, send their kids to West
7 Hartford Public Schools who would otherwise not
8 have been able to afford to live in West Hartford,
9 and that's pretty special.

10 The housing development positioned West
11 Hartford as a leader in creative affordable
12 housing solutions. Madsen Acres, which is named
13 in recognition of a farmer who once worked the
14 land on Newington Road, represents yet another
15 opportunity for West Hartford to again be at the
16 forefront of affordable housing, in this case
17 affordable for sale, not rental.

18 As Attorney Pearson said, through the
19 State Department of Housing Home Ownership
20 Program, which I'm happy to get into details if
21 folks have questions at the end, combines public
22 investment with private developer capital in a
23 meaningful home buyer investment. This structure
24 allows families in this case who are earning 80
25 percent of area median income and below and 60

1 percent of area median income and below to build
2 equity while ensuring the homes remain perpetually
3 affordable. That's important for future
4 generations.

5 Just as important, the project is
6 intentionally designed to set new homeowners up
7 for long-term success. That includes our
8 development team pre-funding a homeowners'
9 association with several hundred thousand dollars
10 so people are set up for success should something
11 go wrong. We want to set people on the right
12 track.

13 In addition, we'll have thoughtful
14 pre-screening and home buyer counseling through a
15 nonprofit CDFI and financial literacy support to
16 help families sustain ownership over time.

17 Madsen Acres is about more than
18 housing. It's about stewardship of public
19 resources, neighborhood stability and opportunity.
20 It reflects the values that drew my family back to
21 West Hartford and that keeps us invested in its
22 future and your investment in its future.

23 I thank you for your time tonight.
24 We're hopeful that after tonight Honeycomb and its
25 talented team of professionals and the town and

1 the state will embark on another transformational
2 partnership.

3 Before I turn it over, and this is, you
4 know, this headline that I'm going to share
5 actually comes yesterday from the Banker &
6 Tradesman periodical that really covers all of New
7 England, but you see it every day, but I think
8 it's worth noting and relevant. This article,
9 which I excerpted it, says, At a time when
10 homeownership has slipped out of reach for many
11 working and middle class families, the answer will
12 speak volumes about who our housing system is
13 designed to accommodate and who it leaves behind.

14 Madsen Acres will help to leave fewer
15 people behind. It is not a silver bullet, but it
16 is a step in the right direction. And again, it
17 can't be emphasized more with this new program
18 West Hartford will once again be at the forefront
19 of creating innovative housing, affordable housing
20 solutions.

21 With that, I'm going to, and I think
22 we're going to probably hold questions to the end,
23 I'm going to turn it over to Lauren Mello from
24 Fuss & O'Neill to talk through the engineering.
25 And though my mom could not be here tonight, every

1 gift she gets me has some version of a bee on it,
2 so this is the notebook my mom told me to bring
3 tonight. Thank you.

4 MS. MELLO: Thank you, Lewis.

5 For the record, my name is Lauren
6 Mello. I'm a licensed civil engineer in the State
7 of Connecticut with Fuss & O'Neill and the Madsen
8 Acres team tonight.

9 Here you can see the proposed site plan
10 rendering. There are six buildings containing 54
11 homes distributed throughout them. As you can
12 see, the buildings are arranged around the
13 perimeter of the site with the parking lot
14 internal to the buildings.

15 The vehicle entrance -- let me see if I
16 can use the cursor -- is located right here off of
17 Newington Road. It's utilizing an existing curb
18 cut that exists there today. And we'll talk about
19 the site more in detail later on. I just wanted
20 to give you a first glimpse at it from bird's-eye
21 view.

22 As Attorney Pearson mentioned, the site
23 at 230 Newington Road is located in the Elmwood
24 section of town. It's strategically positioned
25 immediately south of the Newington Road Plaza and

1 west of the CTfastrak and Amtrak rail corridors
2 offering high walkability and transit access. And
3 you can see the Stop & Shop Plaza just to the
4 northeast of the site. The Goodwin site that was
5 previously mentioned is diagonally north of the
6 project area which is the nearby affordable
7 housing RM-1 zone.

8 A little bit of site history. At 230
9 Newington Road is a 2.5 acre undeveloped woodland
10 containing wetlands and a portion of Jacob's
11 Brook. And Jacob's Brook you can see is, I'll
12 show you in a later slide, but it's running around
13 this north perimeter here and down near the
14 eastern property line there.

15 In the 1950s and early '60s, a dwelling
16 and outbuilding were constructed only to be
17 demolished in the '70s, and the lot has remained
18 vacant since.

19 Access to public utilities are all
20 available in Newington Road.

21 In January of last year, a phase one
22 environmental assessment was completed which
23 concluded no environmental areas of concern exist
24 on the properties or, in other words, it's clean.

25 And then finally, last October the

1 project conducted soil testing for foundations,
2 groundwater and the future infiltration system
3 that I'll discuss later on, and these tests and
4 results have been incorporated into the design.

5 And as you will see throughout the
6 presentation, the vast majority of the project is
7 located on 230 Newington Road. It's this red
8 outlined area of woodland that you see. I wanted
9 to point out there is a small area of construction
10 right here that's dotted in yellow and light blue
11 that contains some work on the adjacent 60 Brook
12 Street. And that work is for piping installed for
13 drainage of the site, and we're proposing a
14 temporary construction easement and permanent
15 right to drain and maintenance easement there.

16 And then just to orient you a little
17 bit more, you can see Jacob's Brook on this slide
18 cutting across the property on the north and
19 coming down along the east on the other side of
20 the property, eastern property line.

21 Also on site there is an existing
22 15-foot wide easement in favor of the State of
23 Connecticut in the southeast corner down here
24 which contains a 48-inch culvert that drains water
25 from off-site locations to an on-site swale that

1 runs along the western boundary here. The 15-foot
2 wide easement is maintained by the State of
3 Connecticut and ultimately discharges to Jacob's
4 Brook. So the state maintains the culvert and any
5 area that's within that easement, and that's again
6 located in this area of the site.

7 There's a lot of information on this
8 slide. This is on plan sheet G-002 is the second
9 sheet of the set, if you care to look at it. And
10 tonight we're here requesting waivers as part of
11 the Special Development District approval and/or
12 as permitted under the Connecticut General Statute
13 8-30g to facilitate affordable housing.

14 The first waiver is to allow the
15 building line to be set back 34 feet from the
16 street line off Newington Road as opposed to the
17 required 40 feet, and that impacts this area over
18 here and is only specific to building one, this
19 long building.

20 The second waiver is to allow the rear
21 yard setback to be 12 feet instead of the required
22 15 feet. This is located along the eastern
23 property line here near building 6. And we also
24 want to note that buildings 4 and 5 have rear yard
25 setbacks at 13 feet as well.

1 The third waiver is to allow the
2 maximum horizontal building dimension to be 251
3 feet or basically the length of this building
4 instead of 250 feet, and this is just specific to
5 building one.

6 The fourth waiver is to allow a two-way
7 drive aisle to be 22 feet wide versus the required
8 24 feet.

9 And finally, the fifth waiver is to
10 allow parking spaces to be 18 feet long instead of
11 the 20-foot length requirement.

12 The Fire Marshal has reviewed the site
13 layout and has approved these adjustments that you
14 see on the screen in terms of access for fire
15 vehicles. We ran the latest West Hartford fire
16 truck through auto turn as well as a standard
17 garbage truck simulating maneuver through the site
18 using K-turns. And these movements were reviewed
19 by town staff and were accepted. And all the
20 adjustments that I just went over have been
21 acceptable to town staff.

22 And for the next few slides I'm going
23 to turn this over to Greg Wilson who will talk
24 more about site layout and landscaping.

25 MR. WILSON: Hi. Good evening. For

1 the record, my name is Greg Wilson, senior
2 landscape architect with Fuss & O'Neill.

3 So Lauren -- I'll just also touch upon
4 the site layout. As Lauren mentioned, site
5 access, it's off Newington Road. Utilizing the
6 location of an existing curb cut, the vehicular
7 circulation is internal to the buildings, as
8 Lauren mentioned, in this L-shaped parking lot
9 with a turnaround at the end.

10 The pedestrian circulation is a
11 continuous accessible sidewalk that runs around
12 the perimeter of the parking lot and also connects
13 to all building entrances and the existing
14 sidewalk along Newington Road. The proposed homes
15 are oriented around the perimeter of the site.
16 And as Robin mentioned earlier and you saw some of
17 the renderings, they're designed to fit with the
18 look and size of the neighborhood, so very
19 contextual.

20 We also have the dumpster location here
21 which is centrally located internally. That is
22 fully gated and enclosed with a 6-foot solid fence
23 on the outside with actually a one-foot lattice on
24 top, so it's in total 7 feet tall. We did make
25 some changes in response to DRAC comments. The

1 gap between the bottom of the fence and the
2 concrete pad is now 2 inches. And the comment was
3 if we can lower that and prevent any potential, if
4 there's any loose debris or trash in there, from
5 blowing out, that small gap will prevent that.

6 And then also centrally located are the
7 community mailboxes which are in that landscape
8 island right next to the accessible sidewalk.

9 And then we also have an entry sign
10 right over here that will be a monument sign. The
11 lettering is only facing the street side, and it
12 meets the height and square footage face
13 requirements.

14 And now I can talk about the landscape
15 plan which consists of a plant pallet that's
16 entirely native to New England with the exception
17 of one plant, which is the Prairifire Crabapple
18 tree. That tree is actually a hybrid that was
19 developed from domesticated apples trees that have
20 been here for a very long time and wild
21 crabapples. That particular variety was developed
22 in 1982, and it is incredibly disease resistant,
23 low maintenance, which reduces needs for
24 treatments, any pesticides. And it's part of a
25 family of very common crabapples in our zone and

1 certainly not invasive.

2 The planting schemes are broken into
3 really two main groups. The first I'll call the
4 interior plantings. And those are internal to the
5 site. They really respond to the site. The
6 architecture provide structure, ground cover,
7 utility screening and shade for the parking areas.

8 In the landscaped zones between the
9 sidewalk and the buildings we have a variety of
10 native low-growing ground cover, shrubs that
11 provide excellent coverage and are also of high
12 ornamental value. Mainly it's the Low Scape
13 Chokeberry which has glossy green foliage,
14 produces hundreds of small white flower clusters
15 in the spring, and in the fall the leaves turn a
16 really brilliant red that contrasts with the dark
17 purple berries. And then mixed in with that is
18 Low-Gro Sumac, another fantastic ground cover
19 shrub that also has glossy green leaves and really
20 excellent red fall color. Those leaves are also
21 fragrant when crushed or brushed against, so they
22 kind of add another layer of sensory value at
23 these front doors.

24 And then for screening of the condenser
25 units in the back, both for people that live here

1 out their back porches and then from adjacent
2 properties, we have the Shamrock Inkberry, another
3 native evergreen. That particular variety stays
4 compact. It doesn't get so big like the straight
5 species. So it's really ideal as an evergreen
6 shrub back there.

7 And then along the western property
8 line we have another native tree, the Eastern
9 Redcedar. So those will get fairly big, around 30
10 feet tall, but that's really a high quality visual
11 screen from the properties to the west, 222, 216
12 and 212 Newington Road.

13 And at the street side of the dumpster
14 enclosure, we have some Eastern Arborvitaes that
15 will provide additional screening to that 7-foot
16 tall enclosure I mentioned before.

17 And then for the shading of the parking
18 areas that is part of the zoning requirements,
19 Section 177-32E we're required to provide one tree
20 per 10 parking spaces. So with 71 spaces that
21 would require 7.1 trees, I guess. We're providing
22 9 in and around the parking area, and those
23 consist of Red Maples, Red Oaks and White Swamp
24 Oaks.

25 And then the second kind of major

1 planting scheme is the buffer around the perimeter
2 of the site, and that exists in sloped areas where
3 we're grading back down to meet grade and also at
4 the edge of the existing wooded area to remain.
5 And then further beyond is the delineated wetlands
6 that you see in yellow.

7 And we had some response to comments
8 and were approved by the Inland Wetlands
9 Commission with the buffer and actually increased
10 the density of it from our original application,
11 and that's reflected here. So this buffer
12 consists of larger shade trees, understory trees
13 and large scrubs and then another layer of smaller
14 shrubs that are very typical of wetland adjacent
15 and riparian systems. So the big trees are
16 Sweetgums that are dotted throughout the buffer.
17 So again, that's a large shade tree, native. They
18 produce very small flowers and not really the high
19 ornamental or aesthetic value but they're
20 incredibly important for pollinators, especially
21 native bees in our area. They also produce small
22 fruits that are very attractive to birds and other
23 wildlife.

24 And then the kind of second layer of
25 large shrubs and understory trees are native

1 Dogwood, Serviceberry and Witch Hazel. All three
2 of those provide really exceptional flowering in
3 the spring, and the Witch Hazel actually in the
4 fall, and they can even get bloom in December at
5 different times of the year. So a year-round
6 varying flowering plants and, again, high food
7 value and foraging opportunities for the wildlife.

8 And then the third shrub layer are
9 primarily Black Chokeberry and Buttonbush, again,
10 very common, naturally found in wetland adjacent
11 riparian areas and are really great shrubs for
12 naturalized plantings. As they mature, they grow
13 up, they spread out. The Chokeberry is a
14 suckering shrub which means the roots spread out
15 and new shoots come up, so it's really fantastic
16 for naturalizing and stabilizing the soil. And
17 that's kind of that third lower understory shrub
18 layer.

19 And then the last landscape treatment
20 of the buffer is the New England Conservation seed
21 mix which consists of 15 species of native
22 perennials and grasses. And that will get put
23 down in all the areas after construction, quickly
24 germinate and stabilize the soil, and really just
25 add to that diversity of the plant buffer.

1 And this next slide is just the photos
2 of varying features of the proposed trees and
3 shrubs for the project.

4 And then I will turn it back over to
5 Lauren for further site discussion.

6 MS. MELLO: Thank you, Greg. For the
7 record, Lauren Mello from Fuss & O'Neill.

8 You're looking at the technical plan
9 for grading and drainage. The site has been
10 graded to minimize earthwork and maintain existing
11 drainage patterns. Stormwater runoff generated by
12 the buildings, pavements and interior site areas
13 will drain into catch basins located on site.

14 From there, stormwater will drain to
15 hydrodynamic separators which will treat the water
16 for quality prior to discharging to the subsurface
17 or below grade infiltration system. The
18 infiltration system, which is this blue rectangle,
19 is made up of precast concrete chamber units. It
20 will hold the water, infiltrate it into the ground
21 and slowly release it to an 18-inch outlet pipe.
22 And that outlet pipe is outlined in blue here, and
23 it discharges onto 60 Brook Street.

24 The underground system will manage
25 stormwater runoff for the two through 100-year

1 design storm events which is required by the town.
2 And in fact, our modeling indicates that
3 stormwater runoff will be reduced for each of
4 these design storm events as it discharges to
5 Jacob's Brook ultimately as compared to existing
6 conditions.

7 Reduction of stormwater runoff alludes
8 to the possible improvement of flooding concerns
9 for the area. In other words, less water is
10 expected in the proposed condition to drain
11 directly to Jacob's Brook in existing conditions.

12 The infiltration system will discharge
13 onto a riprap apron in this area here on 60 Brook
14 Street. A temporary easement for construction and
15 permanent drainage and maintenance easement on 60
16 Brook Street are proposed in support of the
17 development for 230 Newington Road. It's for the
18 right to drain essentially.

19 All stormwater pipes and conveyance
20 structures are sized to safely pass the 25-year
21 design storm event which exceeds town and state
22 requirements. It's typically the 10-year. The
23 pipes are sized for the 25-year here.

24 And finally, the stormwater and grading
25 design fully satisfies the town and Connecticut

1 DEEP water quality volume and runoff reduction
2 requirements.

3 Here's the technical plan for
4 utilities. The site is, as I mentioned earlier,
5 served by public utilities from Newington Road.
6 This includes an MDC water and sanitary sewer
7 mains, Eversource Electric, Connecticut Natural
8 Gas and telecommunication services.

9 In light blue -- it might be a little
10 difficult to see -- but in light blue that
11 represents a 4-inch domestic water service
12 entering from the driveway which provides
13 individual laterals to each of the six buildings.

14 The darker blue line is for a dedicated
15 hydrant line for fire protection. And two
16 hydrants are proposed. One is located in the
17 town's right-of-way near the driveway entrance,
18 and the second is located centrally in the site
19 which was requested by the Fire Marshal.

20 And as I mentioned before, the plans
21 provide truck turning movements as well, and they
22 demonstrated enough area for the fire truck to
23 maneuver the site.

24 Sanitary sewer flows from four of the
25 buildings, buildings three, four, five and six,

1 are collected at an on-site underground pump
2 station in this area here and conveyed by a force
3 main to the gravity system. It's this green line
4 wrapping around the site which buildings one and
5 two also discharge. And then finally, all the
6 effluent will discharge by gravity to the MDC
7 owned main in Newington Road. And we are
8 currently coordinating design review and approvals
9 with MDC for water and sewer.

10 The yellow line represents a natural
11 gas connection line. That's connecting to a
12 backup generator for the sanitary sewer pump. The
13 generator is two and a half feet wide by four feet
14 long by two and a half feet tall and will sit on a
15 concrete pad and be connected to a transfer switch
16 on building three's eastern building piece in this
17 area here.

18 Eversource will provide underground
19 primary service -- those are the red lines -- from
20 a pole off of Newington Road to a new transformer
21 on site, and then secondary lines and individual
22 meters will be provided at each building.

23 And before I turn it over to our
24 traffic engineer, I just wanted to go over erosion
25 and sediment control really quickly. The plans

1 include a comprehensive erosion and sediment
2 control plan that complies with the latest
3 Connecticut guidelines for soil and sedimentation
4 control and all of the town requirements. The
5 plan includes inlet protection such as silt sacks.
6 This is a detail up here.

7 For stormwater structures such as catch
8 basins, silt fence, you can see a picture here of
9 that dark silt fence, along clearing limits and
10 down-gradient perimeters and reinforced straw bale
11 or silt fence barriers upslope of Jacob's Brook.
12 So there's a double barrier protection between the
13 site's construction and the sensitive resources of
14 the wetlands and Jacob's Brook.

15 And then finally, erosion control
16 blankets, as you can see in this picture here,
17 will be provided on slopes steeper than a 3 to 1
18 and in areas of concentrated flow so the
19 vegetation has a chance to establish before it
20 gets eroded away.

21 And with that, I want to turn it over
22 to my colleague, Nick, to talk about our traffic
23 study.

24 MR. MOSS: Thanks, Lauren. Hello,
25 everyone. My name is Nicolas Moss, a registered

1 professional engineer with Fuss & O'Neill.

2 So, for the traffic impact of this
3 building, we went through the typical process of a
4 traffic study for the town and for the State of
5 Connecticut. This involved first looking at the
6 intersections that would be impacted by the site
7 of which there was one that was included which is
8 at the intersection of Newington Road and New
9 Britain past Stop & Shop near CVS.

10 We then took a look at the traffic. We
11 counted traffic at that intersection as well as
12 along Newington Road, and we grew the traffic into
13 the future when the building is expected to be
14 completed, 2028, and contacted the Connecticut
15 Department of Transportation to get a growth rate
16 that they found acceptable. We also included
17 other nearby developments. There's one up on New
18 Britain Road that is not currently built so we
19 included its traffic separately in our study.

20 Then we took a look at the trip
21 generation that was expected for this building for
22 the 54 low-rise multifamily dwelling units. We
23 used information from the Institute of
24 Transportation Engineers Trip Generation Manual
25 which is an industry standard and found that in

1 the weekday morning peak hour approximately 25
2 vehicle trips are expected, and in the weekday
3 afternoon peak hour approximately 28 vehicle trips
4 are expected which is approximately one vehicle
5 trip every two minutes. And of course those trips
6 are split between vehicles entering and vehicles
7 exiting the site, and they're also split between
8 vehicles going north on Newington Avenue and
9 vehicles going south on Newington Avenue. So if
10 you're standing anywhere other than the driveway
11 entrance, you're never actually going to see 25 or
12 28 vehicles.

13 After that, we added all of those trips
14 together, the trips from the existing traffic, the
15 trips from the growth in traffic over time, the
16 trips from other nearby developments that were not
17 included and then the trips from this project, and
18 we did a traffic analysis at both the driveway
19 entrance and at the intersection of Newington and
20 New Britain to the north. And we found that these
21 trips added to that intersection were less than a
22 1 percent increase in traffic at Newington and New
23 Britain which is a very small amount and also is
24 generally well below what you would even see as a
25 daily fluctuation in traffic if this project were

1 not to happen from a Tuesday to a Wednesday to a
2 Thursday, for example.

3 We also looked at the amount of delay
4 that currently or would exist at Newington and New
5 Britain in the future were this project not to
6 happen and were it to happen and found that the
7 difference between those two was that the level of
8 service would not change, the level of service in
9 this case being a grading scale A through F of how
10 much delay drivers can expect.

11 We did, however, note that in the
12 existing condition there are some concerns about
13 the delay at Newington and New Britain. I think
14 everybody who drives through that intersection may
15 understand that. So even though there was no
16 impact by this development, we took a look at
17 anything that could be done to help that case. We
18 had one possible recommendation which was to look
19 at some signal timing improvements which currently
20 the intersection has a pedestrian crossing that
21 operates all on its own. The pedestrian presses
22 the button, it stops the vehicles in all
23 directions, and all the pedestrians go.

24 In many places around Connecticut,
25 including within West Hartford, many intersections

1 are being converted to concurrent pedestrian
2 crossings which allow pedestrians to cross at the
3 same time as vehicles and the vehicles have to
4 yield to the pedestrians. And this is more
5 efficient for the vehicles and more efficient for
6 the pedestrians. So that's something that we
7 modeled, and we found that with that change at
8 Newington and New Britain, some of the existing
9 delays could be mitigated and the result would be
10 a slightly better operating intersection in the
11 future even with this project.

12 Something else that's very important to
13 talk about from a traffic perspective is the
14 safety and how this project may impact traffic
15 safety in the study area. The table at the top
16 shows the crash history of the study area at
17 Newington and New Britain. We found that in the
18 2022, '23 and '24 years, which are the three kind
19 of complete data years that we had when we did the
20 study, there were an average of 13 crashes per
21 year at this intersection. When we say "at the
22 intersection," that kind of includes a buffer in
23 either direction because often the intersection
24 has an impact not directly within the bounds of
25 the crosswalks.

1 And we found that many of those crashes
2 were actually related to the CVS driveway that's
3 pointed out in the arrow there. And that was
4 because you can kind of see that there's a queue
5 of vehicles coming down Newington Road, there's
6 often a queue there, and because of the queue of
7 vehicles waiting to turn left, if somebody is
8 coming south on Newington Road, they try to turn
9 into the CVS driveway and don't see that there's
10 another vehicle coming north in the right turn
11 lane. So that's an existing issue that we found.

12 And we also noted that because of the
13 low number of vehicles generated by Honeycomb's
14 development that are not expected to increase the
15 northbound queues at this intersection by more
16 than one vehicle length that the development would
17 not have any impact on this existing crash data.

18 One final thing. We looked at the
19 sight distance from the proposed driveway. We
20 looked at this for a design speed of 40 miles per
21 hour, which is 5 to 10 miles an hour over the
22 posted speed limit along this section of Newington
23 Road, because people do go faster and we want to
24 make sure that it's possible to get out of the
25 driveway with the way that people are actually

1 driving, and we found that the sight distance was
2 met looking in both directions. So, if you're
3 looking left, if you're looking right, you can see
4 far enough to get out without impacting other
5 people and causing them to come screeching to a
6 halt.

7 So I will conclude that portion with
8 the traffic study and by saying that in my
9 professional opinion as traffic engineer this
10 project will not have an impact to the traffic
11 operations of the study area and will not cause
12 any safety issues.

13 MR. ARCARI: Good evening. Tom Arcari
14 from Quisenberry Arcari Malik, 195 Scott Swamp
15 Road, Farmington, Connecticut. We are the
16 architects for the project. We're happy to be
17 doing another project here in the community.
18 We've had the opportunity to do many multifamily
19 projects for private and public entities.

20 When we start a project, particularly
21 like Madsen Acres, sometimes, and many times, we
22 really like to start from the inside out because
23 we're creating homes. The best part of this whole
24 project is we're creating community of 64 new
25 homes for people who live in West Hartford. So we

1 took a hard look at what would it be like, what
2 would the experience be for each particular
3 resident and then how do we create building blocks
4 that we can build upon.

5 You can see that the approach we take
6 in each of these units, residences, is that we
7 want to design these homes so that they are in
8 keeping with the current luxury type marketplace.
9 So many of the things you'll see in this case a
10 two-bedroom unit, in this case a one-bedroom unit
11 is that the biggest feature is open plan living,
12 kitchen, dining, living room are all together,
13 fosters a better open space, allows more light
14 deeper into the unit, a bright experience, and
15 then private bedrooms in this case at the front of
16 the residences.

17 The homes will all have distinct
18 entryways, entry vestibules, they will have
19 amenities. In this case, this is the upper plan
20 so you can see you come up the stair, they have
21 adequate or excessive storage, and all the units
22 have internal amenities such as a washer/dryer.
23 We start with a balanced palette, a fairly neutral
24 palette, so that each of the future residents can
25 customize it the way they do.

1 So then we take these building blocks
2 and we put them together to create the structures.
3 So, as you saw in the site plan, there are six
4 different structures of different sizes. These
5 building blocks are put together, and the way
6 they're combined allows us to create interstitial
7 spaces between the buildings on the site so that
8 you not only have exceptional interior experience
9 but you have interpersonal spaces between the
10 structures, so inside and an exterior space
11 including porches and rear porches.

12 Here is an axonometric of all the
13 structures, and you can see that the building
14 blocks are put together to create various building
15 sizes. And in order to shape and form those
16 buildings, we decided to look to the original
17 precedent, the Madsen Farm, to use simple forms,
18 simple gables, to break up the scale of the
19 buildings and create amenities that you would see
20 on a farm.

21 With that in mind, we used a modern
22 farmhouse aesthetic to create the structures
23 themselves. You'll see that the structures are no
24 more than two stories in height, again, with
25 simple gable forms, porches so that every

1 residence has an outdoor experiential space, and a
2 clear dedicated entrance. There's transition
3 space between the parking spot and the unit, so a
4 safe defensible space. There are spaces where
5 residents can just sit and talk with their
6 neighbors.

7 We used a simple pallet, white
8 structures. The buildings will be comprised of
9 durable cementitious paneled materials, so that's
10 low maintenance and long lifespan for the
11 homeowners.

12 The windows will have black accents.
13 Doors will be black as well. And every house has
14 a door to the street.

15 One of the exciting things about this
16 scheme is it creates all of these, again,
17 interstitial spaces between the units. So it's
18 not, you access the houses from, you know, access
19 the site via the central parking corridor, but you
20 access your unit through these little front entry
21 yards that the houses look onto.

22 These are some of the materials that
23 would be a part of the development. As I
24 mentioned, the white fiber cement, clapboard
25 siding, the vertical board and batten siding, PVC

1 fencing, and then the roof architectural shingles.

2 Over the years, we've had a real
3 pleasure working with the town's Design Review
4 Board. We worked hand in hand with them, and it's
5 been a real collaboration. One of the things that
6 came out of that exercise was development of the
7 scale of the buildings but also development of a
8 community that is going to be very sustainable in
9 a common sense way. The buildings are going to
10 have a very tight building envelope. They are
11 going to have durable long-lasting materials with
12 low embodied energy that they are made from. And
13 they're going to be heated and cooled by air
14 source heat pumps. So it will be a highly
15 efficient residential community.

16 This is a rendering of one of the
17 buildings from the street. I mentioned our
18 working relationship with the DRAC. We had
19 originally proposed this building to have an end
20 elevation, and DRAC, working with them, wanted us
21 to make the end of the building look like another
22 house marching down the street. One of the things
23 we asked for relief along Newington Road was a
24 reduction of the setback from 40 feet to 34 feet.
25 But if you looked at the site plan, the front of

1 our building, the end of our building lines and
2 reinforces the existing street wall against 230.
3 And we're not only doing that physically or
4 dimensionally, we're doing that architecturally.

5 And again, this is shifted, but you can
6 see that the scale of the existing adjacent home
7 is to the left. The one to the right is the same
8 two-story scale. And the end of the building was
9 made to look like a single-family residence to
10 match the camber of houses down the street.

11 Overall, we're really excited about the
12 scale of this community. You can see how it
13 really looks like a number of small homes just
14 built side by side. We think it's going to be a
15 wonderful place to live and a great experience,
16 and again, a beacon for other developers to follow
17 in the community. With that, I will turn it back
18 over to Robin to summarize.

19 MS. PEARSON: Thank you. So, I did
20 want to mention that we did do outreach into the
21 community. You have a report in your materials
22 dated 12/23/25. On 12/5, Mr. Caprio met with the
23 Elmwood Business Association. He did a quick
24 presentation, and his comments indicate he thought
25 it was well received.

1 On 12/17/25, there was a neighborhood
2 meeting at the Elmwood Community Center. The
3 applicant had sent out approximately 60
4 invitations to neighbors based on a 500-foot
5 radius around the entire site. They had plenty of
6 notice, it was about four weeks before the meeting
7 itself took place. Approximately 15 people
8 attended. It was a good back and forth dialogue
9 with the presenting team and the applicant. There
10 were some concerns. I think that it's fair to say
11 that most of the concerns had to do with drainage
12 issues in the neighborhood and what this might do
13 for those concerns.

14 Someone else had indicated that they
15 found that the new development on 60 Brook Street
16 to the east behind us in the industrial area
17 resulted in some lights that were more disturbing
18 than they were pleasurable for some of the
19 neighbors. And we followed up with the owner of
20 that property who has since readjusted the lights
21 and changed the angle and improved the situation
22 for the neighbors.

23 And then I think it's also fair to say
24 that there were a number who expressed significant
25 strong positive feelings because of the need for

1 this type of housing in West Hartford. So all
2 that information is in your file.

3 In summary, I'd just like to note the
4 reviews that have come in. You've heard that we
5 went before DRAC. We worked with DRAC on December
6 30. They gave a unanimous recommendation of
7 support, finding the application consistent with
8 its performance criteria.

9 And, if you would, I think it's
10 important to note, too, the comments that they
11 made when you are considering the suitability of
12 this plan for a Special Development District given
13 the design criteria that you have to think about
14 under Section 177-44. And they noted that, "The
15 relationship of the proposed buildings to the site
16 and adjoining neighborhood is appropriate. Their
17 design, in particular site placement and
18 architecture, are compatible with existing
19 building typology, particularly with respect to
20 how the proposed building facing Newington Road
21 reads from the street."

22 Second, "The proposed landscaping is of
23 high quality and quantity. A good mixture of
24 plantings ranging from street, flowering and
25 evergreen trees to shrubs, has been effectively

1 utilized to create an attractive streetscape and
2 appropriately screens adjoining land uses."

3 So that was DRAC. That was unanimous.

4 We went to the Inland Wetland Agency.
5 They unanimously approved the application for the
6 wetland permits. There's nothing terribly
7 exciting in their decision to read to you.

8 The neighbors were there, and some of
9 them did express drainage concerns. And, in
10 particular, there were some concerns about wet
11 basements that they were experiencing. And they
12 felt that those concerns derived from past
13 development that had been approved in town. We
14 were able to assure them, and you heard it tonight
15 from our engineer at Fuss & O'Neill, that there is
16 nothing about this plan as designed that will
17 contribute or have any negative impacts to the
18 amount and quality of the water leaving our site.
19 So whatever existing concerns there are, we will
20 not be increasing those in any way. Our system is
21 tightly designed. It's been reviewed by the town
22 engineering staff, and they are satisfied with the
23 computations, and we did have to make some changes
24 after their initial comments came through.

25 Nonetheless, after that meeting we did

1 approach the town staff and said, Look, this is an
2 issue, I'm not sure it's our issue, but obviously
3 there are concerns out there. And Mr. Dumais
4 certainly agreed and has been very diligent in
5 following up both with the engineering staff and
6 has actually walked Jacob's Brook behind our
7 property on the abutting property on 60 Brook
8 Street since the time of that wetland meeting and
9 tonight's hearing. And he did notice that there
10 were some trees that had fallen on Jacob's Brook
11 on the 60 Brook Street property, and we have
12 followed up with the owner of that property who
13 has agreed to remove those. There is no
14 indication it's been contributing to a problem,
15 but nonetheless, it's important that anything that
16 might possibly be an issue be addressed. So we
17 are doing that, and we'll stay in touch with
18 neighbors as needed.

19 There was also a TPZ referral, and
20 important also for your consideration as to
21 whether or not this is appropriate, a zone change,
22 an SDD application to approve. The Town Plan and
23 Zoning Commission, their jurisdiction and their
24 obligation is to give you a recommendation after
25 considering the impact of any proposed Special

1 Development District with regard to the standards
2 of the Town's Plan of Conservation and
3 Development. And they too unanimously approved
4 the recommendation that you have before you.

5 And when they did so, they found it
6 specifically to be consistent with and furthering
7 the overall vision of the Plan of Conservation and
8 Development and noted that "The proposed
9 development is consistent with the neighborhoods
10 and housing section goals and strategies to:
11 Enhance and maintain West Hartford's existing
12 neighborhoods and encourage diversity of housing
13 types and costs to provide access and availability
14 of housing options to current and future
15 residents."

16 And the next one is to "Encourage
17 appropriate development and redevelopment within
18 transitional zones between current commercial and
19 residential boundaries in a manner that promotes
20 pedestrian-friendly, contextually-sensitive design
21 at an appropriate scale that enhances and
22 complements the quality of the neighborhoods."

23 I think it's fair to say that that
24 epitomizes the aesthetic and design achievements
25 that we've been able to put forth before you for

1 your consideration with this development.

2 In terms of staff reviews, all
3 planning, engineering and fire department reviews
4 are in, and they have all indicated that any
5 concerns or issues that they had at all have been
6 satisfied. There are no further comments.

7 So finally, we did set out in our
8 application letter the manner in which this
9 application as designed meets the criteria of your
10 Special Development District regulation under
11 Section 177-44. I won't go through reading them
12 all, but we do feel very strongly that this is an
13 application that is worthy of your positive
14 consideration.

15 So with that, happy to answer any
16 questions you have. I certainly hope you will
17 approve this application this evening.

18 PRESIDENT CANTOR: Thank you, Attorney
19 Pearson and team. We have a very good overview.

20 We are going to go to public comment
21 first and then the Council can ask questions.
22 While you're doing that, I'm going to read into
23 the record a letter dated, as Attorney Pearson
24 said, a letter dated January 16, 2026 from the
25 Town Plan and Zoning Commission recommending

1 approval; a letter dated December 30, 2025 from
2 Design Review Advisory Committee recommending
3 approval; and a letter dated January 6, 2026 from
4 the Capitol Region Council of Governments finding
5 no apparent conflict with regional plans and
6 policies or the concerns of neighboring towns.

7 Beth Rocco has signed up to speak, so
8 Beth, come on up, say your name and address, and
9 three minutes. And if there's anybody else that
10 would like to speak to this public hearing, you
11 can come up after Ms. Rocco.

12 ELIZABETH ROCCO: Madam Mayor and Town
13 Councilors, thank you for the opportunity to speak
14 tonight. I'll try to talk fast. I am very
15 involved in trying to look at concepts for senior
16 housing. And there has recently been one senior
17 housing survey implemented, and there will be a
18 much more robust one included in an application
19 for making West Hartford an age-friendly
20 community.

21 A development like this speaks to the
22 heart of seniors. Seniors could live on the first
23 floor of this type of townhouse without much
24 trouble. We have many seniors living in large
25 colonial two-story homes who want to stay in town,

1 and they do not see anything that they could move
2 into.

3 If you look at this particular
4 property, it is basically an industrial wasteland.
5 Most of us didn't even know it existed there. So
6 go to Stop & Shop, Dollar Tree, what is it, Crazy
7 Bruce's, and look south. That is exactly where
8 this community will be built.

9 I do not know if preference will be
10 given to West Hartford residents, and I don't know
11 if we have any means for that, but this is on the
12 Newington town line, and it may very well be
13 attractive to Newington residents as well.

14 I would speak to the fact that I would
15 like to see more two-bedroom units in the proposed
16 design. We have plenty of luxury apartment
17 buildings that have been built largely as
18 one-bedroom units, and I think people need
19 something different. Whether they have a young
20 child or whether they're a senior who wants to age
21 in place, if you want to age in place, believe me,
22 if you're 94 you will need an aide to help you,
23 and that aide has to have a private bedroom or a
24 small den in the design. I'm looking forward to
25 more developments like this in town, and I think

1 the innovation is to be applauded.

2 I do have here, and I don't know if
3 it's appropriate because I forwarded this letter
4 from Kevin Ryan to the Town Council, and you have
5 received it.

6 PRESIDENT CANTOR: We have. It's with
7 the Town Clerk. Thank you.

8 ELIZABETH ROCCO: Okay. And he was not
9 able to attend tonight. He works with me on a
10 subcommittee of the Senior Citizens Advisory
11 Commission. And he had some facts and figures and
12 other things, speaking to what seniors would like
13 to see.

14 So again, I think Honeycomb has shown
15 itself in the Camelot to deliver a nice piece of
16 property, and I think this is something that is
17 appealing. I can't say that I appreciate the
18 brutalistic architecture of a lot of the large
19 apartment buildings that have gone up in town, and
20 that is exactly the term I use when I talk about
21 them. This speaks more to why people moved to
22 West Hartford. Thank you.

23 PRESIDENT CANTOR: Thank you,
24 Ms. Rocco.

25 Is there anybody else in the audience

1 that would like to speak to this public hearing?

2 (No response.)

3 PRESIDENT CANTOR: Okay. Mr. Davidoff,
4 Mr. Town Clerk, other than the mentioned letter
5 from Kevin Ryan, was there any other written
6 comments that you've received?

7 MR. DAVIDOFF: Madam Mayor, the only
8 letter was that of Mr. Ryan which was received
9 today. And as he indicated, he was in support of
10 the application.

11 PRESIDENT CANTOR: Thank you, Mr.
12 Davidoff.

13 All right. Seeing no other public
14 comment, questions for the Town Council, I don't
15 know if you want to -- I just was going to open it
16 up to the Council for questions. This is an
17 8-30g. I will, you know, just to summarize, and
18 so the real -- and maybe Mr. Dodge can clarify a
19 little bit, but the real, I think the real sort of
20 point we have is really overseeing the SDD and the
21 variances for the SDD. Is that correct?

22 MR. DODGE: Thank you. Yes, Madam
23 Mayor, this is a traditional SDD application. It
24 is subject to 8-30g which shifts the town's
25 burden, should the town deny it. All of the

1 traditional requirements of an SDD would apply to
2 this in terms of the representations that the
3 applicant is making, but in terms of your denial,
4 the only basis for that would be if there was a
5 determination that any legitimate health and
6 safety issues outweighed the town's need for
7 affordable housing.

8 PRESIDENT CANTOR: Thank you, Mr.
9 Dodge.

10 Okay. Ms. Lazarus.

11 COUNCILOR LAZARUS: I just want to
12 clarify. I'm allowed to ask questions that's not
13 related to SDD, correct, we're still in the public
14 hearing space? Okay, great.

15 All right. So my question, thank you,
16 through you, Madam Mayor, I had a question for
17 Mr. Black [sic] about the -- you said you're
18 working with the state on a first-time homebuyer
19 program, is that what you're --

20 PRESIDENT CANTOR: Mr. Brown.

21 COUNCILOR LAZARUS: Mr. Brown, sorry.
22 I apologize. Mr. Brown, you said you were working
23 with the state on a first-time homebuyer program,
24 this is for sale property for affordable housing
25 for first-time homebuyer programs.

1 MR. BROWN: It doesn't have to be
2 first-time homebuyer.

3 COUNCILOR LAZARUS: Okay.

4 MR. BROWN: But that definitely is a
5 part of what we expect it will be. And if you
6 want, I can get into more detail on the program.

7 COUNCILOR LAZARUS: I just have a few
8 questions.

9 MR. BROWN: Sure.

10 COUNCILOR LAZARUS: So you said we all
11 know that people buy homes because they're looking
12 for shelter and they're also hoping to build
13 generational wealth. You used the term
14 perpetually affordable. Can you please explain
15 that.

16 MR. BROWN: Sure. There will be a deed
17 restriction on the land, a land use restriction
18 agreement. It's a little bit different the way it
19 functions in terms of traditional affordable
20 rental. So I'll describe to you the way that it
21 will work. I'll give you the one example of
22 someone who's earning at or below 80 percent of
23 area median income.

24 And we finish, the development is built
25 sometime in late 2027, early 2028, and Mr. Jones

1 is our first applicant. He meets our income
2 requirements, and he is at 80 percent of area
3 median income, and let's say that's about \$80,000
4 projecting forward. The way it works is Mr. Jones
5 might get down payment assistance, likely will, to
6 help reduce his mortgage. If he's using current
7 first-time homebuyer funds, those are actually
8 forgiven to Mr. Jones after, if he stays in the
9 home for ten years. So that is one way that
10 Mr. Jones can build equity in that example.

11 The other way is, two other ways. One,
12 if he sells in ten years, presumably there's been
13 some natural income growth that has happened. He
14 then can sell it to someone earning 80 percent of
15 area median income ten years forward. So let's
16 say area median income at 80 percent ten years
17 from 2028 is \$90,000 a year. So there's some --
18 that purchase price would go up incrementally. So
19 that's a second way that you can build equity.

20 The third way that you build equity is
21 like anyone else would which is by paying down
22 your mortgage on a monthly basis, so you're paying
23 down, you're reducing principal. So there's three
24 general ways that someone can build equity in
25 their home.

1 COUNCILOR LAZARUS: Now, the resale, if
2 they try to resale it, there is a limit on how
3 much they can resell their property for, is that
4 correct, that's part of that --

5 MR. BROWN: Yes, so --

6 COUNCILOR LAZARUS: -- homebuyer
7 program?

8 MR. BROWN: -- the prospective buyer
9 ten years from now in my example has to income
10 qualify at then 80 percent in my example area
11 median income, and that purchase price is based
12 on, it's formulaic. So you should only be
13 spending, in this case it's a little different
14 from rentals, it's usually up to 35, 37 percent of
15 your gross income should go towards your housing
16 costs which includes mortgage, insurance, taxes.

17 COUNCILOR LAZARUS: Thank you. Again,
18 through you, Madam Mayor, so the resale is not
19 based on the market?

20 MR. BROWN: Correct. There can be no
21 windfall.

22 COUNCILOR LAZARUS: That's what I
23 wanted to make clear to the public. The value of
24 the property is not based on the market.

25 MR. BROWN: That's correct.

1 COUNCILOR LAZARUS: So if someone tries
2 to resale, the house next to you could be sold for
3 a million dollars, but that property right there
4 can only be sold for a certain amount?

5 MR. BROWN: That is this program, yes,
6 that's the way it works.

7 COUNCILOR LAZARUS: That's how the
8 program works. Thank you.

9 MR. BROWN: Sure.

10 PRESIDENT CANTOR: Thank you,
11 Ms. Lazarus.

12 Mr. Wang.

13 COUNCILOR WANG: Thank you. Through
14 you, Madam Mayor. I'd just like to ask a
15 follow-up question. Thank you for that. What
16 happens as the deed restriction starts to close
17 out, do you get really weird market dynamics, you
18 know, on year 35, you know, what happens, does the
19 value spike, and how do you deal with that spike?

20 MR. BROWN: This is a new program, so
21 I'd be -- it would be conjecture on my part to
22 know what that is. I don't think it's been
23 tested, to be quite honest.

24 COUNCILOR WANG: But deed restrictions
25 have existed for some time, I mean --

1 MR. BROWN: For years.

2 COUNCILOR WANG: I mean, like based on
3 any other situations, to your knowledge, for
4 example, other developments that may have had deed
5 restrictions that start to approach their end or
6 are we not even at that point in this entire
7 country?

8 MR. BROWN: I can tell you how it works
9 in rental housing by way of example. Typically
10 the way it works in rental housing is, as you
11 approach the end of a deed restriction, Camelot,
12 for instance, there's a 50-year deed restriction.
13 If I were getting to year 45, 48 of that deed
14 restriction, there's likely some need for a
15 capital event to occur, systems are way beyond in
16 that example their useful life. And so the state,
17 the town likely wants to incentivize the purchaser
18 in my example to keep it affordable, and so there
19 would be some recapitalization of the property to
20 renew that affordability.

21 So in the rental example, that program
22 has been around since 1986. It was created under
23 Reagan's Tax Reform Act. And what has happened
24 since 1986 is, to your point, is deed restrictions
25 have burned off. In most cases, states and local

1 government have found ways to preserve the
2 affordability through incentivizing either the
3 original owner/developer or future owner/developer
4 to preserve it as affordable. In fact, in
5 Connecticut today you can get awarded in various
6 program points for what they call preservation.

7 PRESIDENT CANTOR: Thank you, Mr. Wang.
8 Do you have any more questions?

9 COUNCILOR WANG: I've got a bunch, but
10 I don't want to monopolize.

11 PRESIDENT CANTOR: Okay. The state
12 ownership program was legislated, when was that
13 put in place?

14 MR. BROWN: It's been around but really
15 in a very small way. DOH has just recently rolled
16 out this more robust program. I think we are
17 currently the largest development of this type in
18 the state.

19 PRESIDENT CANTOR: Thank you. That's
20 what I thought.

21 Okay. Mr. Wenograd.

22 COUNCILOR WENOGRAD: Thank you, Madam
23 Mayor.

24 I also have some questions on the
25 financing from the homebuyer point of view. This

1 is innovative and new and exciting, but I do want
2 to like really hear about how it actually is going
3 to work in practice. The HOA type fee, you
4 mentioned that there's going to be a reserve fund,
5 but who will -- do we have any idea how much that
6 will be, whether that is subsidized, and also who
7 is sort of running the condos at that point, who
8 is the --

9 MR. BROWN: The owners.

10 COUNCILOR WENOGRAD: The owners.

11 MR. BROWN: Just like any typical HOA,
12 you would have the owners. Honeycomb is proposing
13 to have a seat on that HOA to ensure some
14 professional involvement. There will also be a
15 professional management company that that HOA,
16 like most HOAs would hire, Abair, for example,
17 other communities in West Hartford, Bloomfield
18 that you can think of have professional management
19 companies. The HOA though that we are prefunding
20 would have several hundred thousand dollars
21 prefunded.

22 COUNCILOR WENOGRAD: So through you,
23 Madam Mayor, so initially though do you expect
24 that there will be an HOA fee of some sort?

25 MR. BROWN: Yes. And that's built into

1 all of the financial modeling assumptions. The
2 the state requires you to do that.

3 COUNCILOR WENOGRAD: And there's some
4 limitation, I assume, on how high that can be
5 based on affordability?

6 MR. BROWN: That's correct.

7 COUNCILOR WENOGRAD: Thank you.

8 PRESIDENT CANTOR: Thank you, Mr.
9 Wenograd. Any other -- Mr. Wang. Let me just
10 make sure everybody else asked and then --

11 Ms. Polun.

12 DEPUTY MAYOR POLUN: Thank you, Madam
13 Mayor. You mentioned the case of Mr. Jones who's
14 the first applicant to meet the eligibility
15 requirements. Is that how the decisions would be
16 made, will it be a first-come first-served or will
17 there be a lottery? What is the process by which
18 you'll figure out who is able to buy these homes
19 because I think there's going to be a great
20 demand. They are beautiful in a great part of
21 town. And I'm just curious how that's going to
22 work.

23 MR. BROWN: Fantastic question. We're
24 currently working with a CDFI that provides, as I
25 mentioned, first-time homebuyer and also housing

1 counseling. I didn't know this until I embarked
2 on this process. They have waiting lists of
3 people that are already prequalified but cannot
4 afford anything in West Hartford. And so, you
5 know, at least at present it would be first-come
6 first-serve in terms of those who qualify.

7 I can tell you, and I don't know if
8 this will end up happening at Madsen, the Camelot,
9 for instance, we had when we opened up rentals, we
10 had 3,000 applicants for the 30 percent AMI
11 apartments that I mentioned to you. In that case,
12 there were so many that it would not have been
13 fair. We went to a third-party lottery system.

14 DEPUTY MAYOR POLUN: Thank you so much.

15 PRESIDENT CANTOR: Thank you,
16 Ms. Polun.

17 Dr. Harris.

18 COUNCILOR HARRIS: Thank you for the
19 presentation. I had a couple of questions, and
20 you may have answered this, but maybe I didn't
21 understand it. What would prevent somebody from
22 getting into one of these units and then renting
23 it out?

24 MR. BROWN: I think, just like any
25 HOA -- this is a traditional HOA. I think we need

1 to put that into context. This is no different
2 from any other HOA other than that there are
3 income restrictions. So there are rules and
4 regulations. And just like any other HOA, the HOA
5 polices the fact that that is not allowed to
6 happen.

7 COUNCILOR HARRIS: So that is not
8 allowed to happen?

9 MR. BROWN: Correct.

10 COUNCILOR HARRIS: Thank you. Sorry,
11 through you, Madam Mayor. I had a question also
12 through you, Madam Mayor. I believe that I
13 read -- I was curious a little bit about the
14 financing on this. You're saying that the state
15 is completely -- I'm not sure you're saying
16 completely. Can you explain how the state is
17 financing this and what that really means?

18 MR. BROWN: Sure. So the way it works
19 is currently DOH, the Department of Housing, will
20 fund up to \$150,000 per home of gap financing. So
21 in my, I'll keep my examples consistent. In the
22 example of Mr. Jones, if it costs \$400,000, as
23 Attorney Pearson noted, this would not, this
24 development would not be possible without the DOH
25 financing. If it costs the developer for all of

1 the uses are \$400,000 to construct that home, but
2 Mr. Jones can only afford a \$250,000 mortgage,
3 then DOH provides the difference, the subsidy, the
4 gap financing it's called of \$150,000 to allow
5 that home to be constructed and for Mr. Jones to
6 afford to live in it. That's the way it works.

7 COUNCILOR HARRIS: Thank you. Can I
8 ask one follow-up? Thank you. Through you, Madam
9 Mayor. I also, I thought I read this in there
10 that there was 9 percent tax credits.

11 MR. BROWN: No, that's a rental
12 program.

13 COUNCILOR HARRIS: All right.

14 PRESIDENT CANTOR: Thank you, Dr.
15 Harris. Okay. Other councilors?

16 Mr. Lyons.

17 COUNCILOR LYONS: Thank you, Madam
18 Mayor. Through you, looking at the width of the
19 parking lot in back when you're driving up the
20 northern section, am I right that it's about 54
21 feet wide, including the parking spots?

22 PRESIDENT CANTOR: Please speak into
23 the mic for the record.

24 MR. ARCARI: Tom Arcari with QA+M
25 Architecture. It's 58 feet. So 18-foot parking

1 aisles, which is pretty much standard throughout
2 most of the State of Connecticut. We've asked for
3 a waiver from the West Hartford standard of 20 to
4 18. And then the drive aisle is 22 feet in
5 between. Again, that's pretty standard in many
6 developments throughout the State of Connecticut
7 for private communities such as this.

8 COUNCILOR LYONS: Through you, Madam
9 Mayor. Yeah, I think 18 feet is more than enough
10 for a modern car. If you had antique cars, there
11 might be a different conversation. But I just
12 worry a little bit about a 40-foot firetruck
13 having to turn around back there, I guess they'd
14 be backing in and out, no big deal, just curious.

15 These are not basements, right, they're
16 on a slab, or are they basements?

17 MR. ARCARI: These are on a slab.

18 COUNCILOR LYONS: Okay. And then I sat
19 on zoning for two and a half years before I sat
20 here, and I've heard this question from residents.
21 And I love resident testimony because I learn so
22 much from folks who testify. Two-bed room
23 options, do the numbers work? I'm not a builder,
24 but I have a basic understanding of, you know, how
25 you're pricing these units. Is there a scenario

1 where somebody could come in and say I want to pay
2 the higher price, could a one-unit be made or
3 could there be an adjustment for additional
4 two-bedroom units or do the numbers just simply
5 not work?

6 MR. BROWN: Lewis Brown, Honeycomb Real
7 Estate Partners. It's a fair question. We played
8 around with a lot of, it's you know, it's like
9 Tetris almost to get the numbers to work, and we
10 landed at this unit mix.

11 And Ms. Rocco is here. I did take time
12 and I met with both Kevin and she multiple times
13 going over needs and then certainly mindful of
14 that. This was the unit mix that worked here.
15 But I appreciate the question and candidly would
16 like to be able to do more.

17 COUNCILOR LYONS: Mr. Brown, thank you,
18 really appreciate it.

19 Thank you, Madam Mayor.

20 PRESIDENT CANTOR: Thank you, Mr.
21 Lyons.

22 Thank you, Mr. Brown.

23 Okay, Mr. Wang.

24 COUNCILOR WANG: Thank you. Through
25 you, Madam Mayor. I have a couple of questions

1 just going back to the finance piece --

2 PRESIDENT CANTOR: Just a second. As I
3 started the conversation, we are overseeing the
4 Special Design District and that is what we -- you
5 can ask like a limited question on maybe how the
6 financing will support the project, but it's
7 really not, we don't really have, that's not what
8 we're ruling on and voting on tonight. So just be
9 mindful of that.

10 COUNCILOR WANG: Okay. Fair enough.
11 Can I ask one clarifying question?

12 PRESIDENT CANTOR: Sure.

13 COUNCILOR WANG: Because in the
14 documents you provided us it said that it's
15 first-come first-served, but in your comments just
16 now you said that in the past you had to resort to
17 a lottery. So is that set in stone or it will
18 depend on the level of demand?

19 MR. BROWN: Camelot was the example
20 where we went to a lottery, and that was rental.
21 Here I'm not anticipating that. So right now, as
22 I said, it's first-come first-serve for those that
23 meet the income qualifications and that go through
24 the various levels of home ownership
25 qualifications.

1 COUNCILOR WANG: Thank you. Can I ask
2 some design questions?

3 PRESIDENT CANTOR: Yes.

4 COUNCILOR WANG: Thank you. Through
5 you, Madam Mayor. So was there consideration for
6 more space for families? When I look at the
7 architectural plans and the renderings, I'll note
8 like this location is sort of in like a playground
9 like desert, it's quite far away from any kind of
10 parks or playgrounds. Could a small play space
11 for children be integrated into here? And the
12 second part of that question is, I do note that
13 you are providing more parking than our town
14 requires. If this is income restricted, given the
15 cost of vehicle ownership, do we need that many
16 parking spaces? Could some of that parking space
17 be used for families for children, or
18 alternatively, could some of the green space, for
19 example, have a play structure or something, just
20 to provide something for families?

21 MS. MELLO: Lauren Mello from Fuss &
22 O'Neill. I believe your first question was
23 regarding open space for the site. So, the town
24 requires 250 square feet of open space per home.
25 And there is a plan included in the plan set that

1 shows that we're just at that amount. I believe
2 it was just slightly over. So in terms of like
3 recreational space, there's space between the
4 buildings. There's a couple areas that are like
5 20 by 20 that people can gather. But no, we did
6 not plan a playground because those areas tend to
7 be much larger, especially with the dimensional
8 requirements for safety around the play areas,
9 they tend to start getting really large, and there
10 wasn't enough space on the site for that type of
11 program.

12 And then can you remind me the second
13 part of your question?

14 COUNCILOR WANG: It's all related to
15 how to make the most of a limited amount of space.
16 So it appears that you're providing more parking
17 than is required. Given that this is for income
18 limited buyers and we know how expensive a car is
19 these days, could some of that space perhaps be
20 used differently, again, for example, for a play
21 space for kids or for more permeable surface,
22 green space, things that can help ameliorate
23 flooding, just thinking of more creative ways that
24 some of that space could be used. Because right
25 now I'm looking at it, and a wooded lot is being

1 turned to mostly impermeable surface.

2 MS. MELLO: I appreciate the question.
3 And you are correct, we are adding a lot of
4 impervious, especially compared to existing
5 conditions. In terms of the parking, we're
6 proposing one space per one-bedroom unit and 1.5
7 spaces per two-bedroom units. So those
8 two-bedroom units may have a little bit more space
9 for a car. Naturally it won't work out that way
10 depending on who's living there.

11 Did you want to answer another part?

12 MS. PEARSON: Well, I just talked with
13 the applicant. Two things. First of all,
14 remember, for instance, it was suggested that we
15 needed more elderly housing opportunities so that
16 you could have nurses aide, for instance, come
17 back and forth to a unit and be able to stay
18 overnight and be there. We don't know who's going
19 into these units. It may very well be that any
20 two-bedroom unit definitely requires two cars
21 because you've got an aide, for instance, coming.
22 It's not simply a question of whether the people
23 who are living there can afford more than one car.

24 So the number of spaces that we have
25 here really does work for what the applicant

1 expects could be a mix within this development.
2 But Mr. Brown also said to me, sure, we'll take
3 this under advisement and look at it, we're happy
4 to do that, but right now this is what we've got
5 and what we're asking for approval for this
6 evening.

7 COUNCILOR WANG: Thank you.

8 PRESIDENT CANTOR: Are you all set? We
9 do want to move on. We do have our -- and there's
10 people here that are there for other things. So
11 if there's any pressing other question though, you
12 should ask it, but again, remember this is 8-30g,
13 the SDD is our lane.

14 COUNCILOR WANG: I wouldn't mind asking
15 another question.

16 PRESIDENT CANTOR: Okay. Go ahead, one
17 more.

18 COUNCILOR WANG: All right. Just going
19 back to the impervious surface question again, how
20 accurate are these water flow projections?
21 Through you, Madam Mayor. Again, we're replacing
22 a forested surface, a forested plot with a lot of
23 asphalt, a lot of buildings, and the projections
24 state that we only expect roughly a 10 percent
25 decrease in peak flow. Is that realistic or, you

1 know, we know that sometimes these estimates don't
2 turn out to be true in the end. Are there post
3 hoc analyses that show that these projections tend
4 to be spot on or what's the buffer? Because we
5 have flooding issues in this town, and our plan of
6 conservation design does talk a lot about the
7 flooding and impervious surface.

8 MS. MELLO: So yes, that's an excellent
9 question, and we hear it a lot when we come up in
10 front of commissions and town councils. The site
11 was reviewed by town staff, and it was approved by
12 the Wetlands Commission. They reviewed all the
13 calculations that we provided for the stormwater
14 system. It essentially works as a large pool
15 underground, and it stores the water and slowly
16 releases it.

17 Right now what I can presume is
18 happening in Jacob's Brook which is the nearby
19 watercourse is that all the water is hitting it at
20 once and causing the flood elevations to rise all
21 at the same time. The system underground allows
22 the water to collect in a pool and slowly be
23 released, so it allows Jacob's Brook to lower over
24 time as the site is slowly releasing, and it's not
25 peaking at the same time. That's what we would

1 call it.

2 So we have looked at the water
3 calculations extensively. Peak runoff flow, which
4 is the main problem causing the flooding, in my
5 opinion, from the area is being reduced by a
6 minimum of 10 percent in each design storm
7 including the 100-year.

8 And I believe you had one more part to
9 your question or did I answer it all?

10 COUNCILOR WANG: Just pointing again
11 that the plan of conservation design talks about
12 our increased flooding risk in this community, and
13 I just want to make as sure as possible that
14 flooding risk is properly mitigated.

15 MS. MELLO: Yes. So the design storm
16 events that we used are given to us by NOAA.
17 They're the most recent stormwater projections.
18 We're using the most recent data. I believe it
19 was last updated a few years ago. And in terms of
20 this development, because we're reducing peak
21 flows, we're actually improving the amount of
22 water that's going to Jacob's Brook versus what's
23 out there today. So you will see less water from
24 this property running into Jacob's Brook during
25 the highest points of the rain events. So it is

1 improving that drainage condition or it's
2 projected to improve that drainage condition for
3 the area.

4 PRESIDENT CANTOR: Thank you. I
5 appreciate that. I think you answered that
6 question.

7 All right. With that, I think all the
8 questions that have been pertinent have been
9 asked, and we are going -- is there any closing
10 remarks that you want to say, Attorney Pearson?

11 MS. PEARSON: No, Madam Mayor. Thank
12 you very much.

13 PRESIDENT CANTOR: Thank you.

14 MR. BROWN: May I?

15 PRESIDENT CANTOR: Okay. Mr. Brown.

16 MR. BROWN: Sorry. I just want to say
17 thank you for your time tonight, and we hope that
18 that after tonight we'll be working on another
19 impactful development in town. So thank you.

20 PRESIDENT CANTOR: Thank you,
21 Mr. Brown.

22 And with that, we'll close the public
23 hearing. We're going to take a five-minute break
24 and we will start the Town Council meeting, so
25 hurry.

(Whereupon, the public hearing
concluded at 8:37 p.m.)

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CERTIFICATE

I hereby certify that the foregoing 79 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 Honeycomb Real Estate Partners, LLC requesting a rezoning of approximately 2.49 acres at 230 Newington Road from a R-6 One-family Residence District zone, IG, General Industrial District zone, and IE, Exclusive Industrial zone to RM-1 Multifamily Residence District zone with a Special Development District (SDD) overlay for the redevelopment of the site into a new 54-unit, 100 percent for-sale affordable housing, multifamily residential community consisting of six (6) two-story buildings, along with associated parking areas, storm drainage infrastructure and landscaping. The development will qualify as "assisted housing" under General Statutes Section 8-30g, which was held before THE WEST HARTFORD TOWN COUNCIL, 50 South Main Street, Legislative Chambers, Room 314, on January 27, 2026.



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

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& 3:4,16,17,18 6:3 7:1 12:5 19:5,24 20:7 21:3 25:2 31:7 36:1,9 49:15 54:6 72:21	150,000 67:20 68:4 1530 3:6 16 52:24 177-32e 28:19 177-44 48:14 52:11 18 24:10 31:21 68:25 69:4,9 195 41:14 1950s 21:15 1982 26:22 1986 62:22,24 1991 14:5	216 28:11 22 24:7 69:4 222 28:11 23 39:18 230 1:10 4:6 7:8 10:5,9,21 20:23 21:8 22:7 32:17 46:2 80:5 24 24:8 39:18 25 32:20,23 37:1,11 250 24:4 72:24 250,000 68:2 251 24:2 2650 3:5 6:3 27 1:4 80:13 28 37:3,12	4 23:24 33:11 40 23:17 40:20 45:24 69:12 400,000 67:22 68:1 44 16:25 45 62:13 48 22:24 62:13
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