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TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

April 28, 2026, 6:47 p.m.

50 South Main Street

Legislative Chambers, Room 314

Re: Application of Corporate Center West Associates III, LLC (owner) and Hartford HealthCare, requesting an amendment to Special Development District (SDD) #15, more commonly known as Corporate Center West.

The application seeks to amend the approved plan by modifying the existing Hartford HealthCare building located at 445 South Main Street with a new proposed facade, entry addition and new signage.

Reporter: Lisa L. Warner, CSR #061

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

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3 Council Members:

4 MAYOR SHARI CANTOR

5 DEPUTY MAYOR DEBRA POLUN

6 JOHN LYONS

7 DR. GAYLE HARRIS

8 LISA LAZARUS

9 TIFFANI MCGINNIS

10 BARRY WALTERS

11 BEN WENOGRAD

12 Alternate:

13 ZONING ALTERNATE BURKE DOAR

14 (For Councilor Dr. Jason Wang)

15 Town Manager:

16 RICK LEDWITH

17 Deputy Corporation Counsel:

18 GINA VARANO, ESQ.

19 Town Clerk/Council Clerk:

20 LEON DAVIDOFF

21

22 Also present:

23 BRANDON SCALISE, AIA, MBH Architecture, LLC

24 MICHAEL CARAFENO, Senior Associate, MBH

25 Architecture, LLC

1 (Commenced at 6:47 p.m.)

2 PRESIDENT CANTOR: Okay. Calling the
3 6:45 public hearing to order. We will begin with
4 roll call, Mr. Davidoff.

5 MR. DAVIDOFF: Good evening, Madam
6 Mayor.

7 Mayor Cantor.

8 PRESIDENT CANTOR: Here.

9 MR. DAVIDOFF: Councilor Harris.

10 COUNCILOR HARRIS: Here.

11 MR. DAVIDOFF: Councilor Lazarus.

12 COUNCILOR LAZARUS: Here.

13 MR. DAVIDOFF: Councilor Lyons.

14 COUNCILOR LYONS: Here.

15 MR. DAVIDOFF: Councilor McGinnis.

16 COUNCILOR MCGINNIS: Here.

17 MR. DAVIDOFF: Deputy Mayor Polun.

18 DEPUTY MAYOR POLUN: Here.

19 MR. DAVIDOFF: Councilor Walters.

20 COUNCILOR WALTERS: Here.

21 MR. DAVIDOFF: Mr. Doar sitting in for
22 Councilor Wang.

23 ZONING ALTERNATE DOAR: Here.

24 MR. DAVIDOFF: And Councilor Wenograd?

25 COUNCILOR WENOGRAD: Here.

1 PRESIDENT CANTOR: Thank you very much.
2 This is the application of Corporate Center West
3 Associates III, LLC (owner) and Hartford
4 HealthCare, requesting an amendment to Special
5 Development District 15, more commonly known as
6 Corporate Center West. The application seeks to
7 amend the approved plan by modifying the existing
8 Hartford HealthCare building located at 445 South
9 Main Street and a new proposed facade, entry
10 addition and new signage.

11 And there was a public hearing
12 scheduled on April 7th; it was continued to today,
13 and no testimony was taken on April 7th for the
14 record.

15 And we will begin with the
16 presentation.

17 And I first want to thank Mr. Doar for
18 being here. It's his lovely wife, Carole's,
19 birthday today, so we appreciate him filling in.
20 And we will be as expeditious as we can be with
21 doing our job. Thank you so much.

22 Presentation. Thank you.

23 MR. SCALISE: All right. Thank you.
24 Good evening, everyone. My name is Brandon
25 Scalise. I'm an architect with MBH Architecture.

1 If you want to go to the next slide.

2 So the address is 445 South Main
3 Street. It's located directly across the street
4 from Doro, which I'm sure everyone is pretty
5 familiar with. It's a 12,300 square foot existing
6 one-story building that currently houses Hartford
7 HealthCare. Next slide, please.

8 The current facade is a mixture of
9 brick and asphalt shingle, along with some wood
10 trim here and there. It's a little dated, kind of
11 falling apart. There is a lot of rotting going,
12 on, there's a lot of roof leaking, as well as some
13 brick issues as far as deforming and other
14 miscellaneous issues with windows and things along
15 the lines of that as well. Next slide, please.

16 So the new floor plan consists of
17 keeping most of the original space. We'll have a
18 rehab, which is in yellow; a primary care, which
19 is in blue; and we've effectively just flipped
20 them from where they currently are now, and a new
21 entry addition that faces more towards the
22 intersection to give a little bit more visibility
23 and more of kind of a sense of place compared to
24 the squared-off entry that's currently there.
25 Next slide, please.

1 The elevations: the building is going
2 to be more in line with the plans for Corporate
3 Center West and the overall SDD 15 site, which
4 would be to make it a little bit more corporate,
5 as well as incorporate more of Hartford
6 HealthCare's general verbiage into the building as
7 well with the metal panels and the large expansive
8 windows and the brick. Next slide, please.

9 This is a rendering of what the
10 building is anticipated to look like: stacked
11 brick at the bottom utility, so it will be a
12 10-inch by 3-inch-or-4-inch brick rather than a
13 standard sized brick; silver metal panels along
14 with their standard storefronts, as well as a new
15 all-glass entryway with a glass canopy over the
16 top. Next slide, please.

17 This is an image looking from South
18 Main Street going towards the intersection, kind
19 of giving you an example of the new building
20 meeting the old building. And everything past
21 those two vertical trees is going to be the old
22 brick, cleaned up, sealed up, and painted or
23 stained to match their Pantone light gray color,
24 and then the rest of the front facade will all be
25 wrapped over in the Alucobond panels. Next slide,

1 please.

2 Our palette, which would be our
3 glazing, spider fittings, our standard curtain
4 wall, and a bronze on the exterior and a silver on
5 the interior, are Endicott Norman brick, which is
6 their standard kind of like purplish brick that
7 they use everywhere. Next slide.

8 Then we have our silver Alucobond
9 panels as well as the stain or paint that will be
10 going on the back side of the building to cover
11 the brick, our standard bollards, and then some
12 new lights around the building, which currently
13 the existing lights around the building and the
14 walkway and the exterior of the building are all
15 either broken or very, very dim, you can't really
16 see out there at night or early in the morning.
17 So we're going to replace all of those, along with
18 some shielding, to make sure we don't have any
19 light intrusion on any of the property lines.
20 Next slide, please.

21 This is our signage package. We will
22 have a total of two major signs on the building.
23 One will be visible from the corner of South Main
24 and New Britain Avenue, and then the one on the
25 bottom will be visible as you either pull into the

1 site or you're driving up South Main. Next slide,
2 please.

3 And our anticipated site improvements:
4 We will be topping over the entire parking lot
5 area that is part of the 445 project and
6 restriping everything as well as creating a zero
7 entry along the drop-off. So there will be no
8 more curb. It will be completely ADA friendly.
9 Rather than having a curb cut here and there, it
10 will be just one giant curb cut. And I believe
11 that's it. Next slide.

12 That's it. That's all we're doing, a
13 very simple project.

14 PRESIDENT CANTOR: Okay. Thank you,
15 Mr. Scalise. We will go to public comment.

16 Mr. Davidoff, did you receive any
17 written comments?

18 MR. DAVIDOFF: No, Madam Mayor.

19 PRESIDENT CANTOR: Okay. And is there
20 anyone that signed up to speak?

21 ATTORNEY VARANO: No, Madam Mayor.

22 PRESIDENT CANTOR: Is there anybody in
23 the audience that would like to speak to this
24 public hearing?

25 (No response.)

1 PRESIDENT CANTOR: Okay. Seeing none.

2 Any questions from the Town Council?

3 Ms. Harris -- Dr. Harris, sorry.

4 COUNCILOR HARRIS: Thank you, Madam
5 Mayor. Through you, I just want to clarify: we
6 are not enlarging the building; we're just doing
7 sort of a renovation, you're not increasing the
8 space of the building?

9 MR. SCALISE: That's correct. So we're
10 going to demolish the existing entryway and angle
11 it at 45, so there is no net increase of square
12 footage.

13 COUNCILOR HARRIS: Okay. Thank you.

14 PRESIDENT CANTOR: Thank you, Dr.
15 Harris.

16 Thank you, Mr. Scalise.

17 Ms. Lazarus.

18 COUNCILOR LAZARUS: Good evening.
19 Thank you for being here. Is there any -- are
20 there any plans to include like mantraps in the
21 construction or the redesign of the entrance,
22 particularly with the rise of workplace violence
23 and people --

24 MR. SCALISE: No. I mean, they are
25 locked down essentially from the waiting room

1 versus the actual suites, everything is locked,
2 but no mantraps or anything like that. It's not
3 typical of Hartford HealthCare to go through that.

4 COUNCILOR LAZARUS: But there is, I
5 mean, there's the general entrance where people --
6 I'm familiar with the building because I've been
7 in there. So, the waiting room is separate from
8 the care section?

9 MR. SCALISE: Yes.

10 COUNCILOR LAZARUS: But nothing at the
11 front?

12 MR. SCALISE: Yes.

13 COUNCILOR LAZARUS: Okay. Thank you.

14 PRESIDENT CANTOR: Thank you, Ms.
15 Lazarus.

16 Any other questions or comments?

17 (No response.)

18 PRESIDENT CANTOR: Okay. I will, while
19 you're thinking, if you have any more, I'll read
20 into the record a letter dated April 8, 2026, from
21 Town Planning & Zoning Commission voting to
22 recommend approval; and a letter dated March 30,
23 2026, from Design Review Advisory Committee also
24 recommending approval.

25 I'll go around one more time. Any

1 questions?

2 (No response.)

3 PRESIDENT CANTOR: Mr. Scalise, as you
4 said, it's pretty straightforward. I appreciate
5 it very much.

6 All right. With that, we will close
7 the public hearing, and we will be opening the
8 Town Council meeting in 35 minutes, sorry, 7:30.

9 (Whereupon, the public hearing
10 concluded at 6:56 p.m.)

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CERTIFICATE

I hereby certify that the foregoing 11 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 Corporate Center West Associates III, LLC (owner) and Hartford HealthCare, requesting an amendment to Special Development District (SDD) #15, more commonly known as Corporate Center West. The application seeks to amend the approved plan by modifying the existing Hartford HealthCare building located at 445 South Main Street with a new proposed facade, entry addition and new signage, which was held before THE WEST HARTFORD TOWN COUNCIL, 50 South Main Street, Legislative Chambers, Room 314, on Tuesday, April 28, 2026.



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

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