



TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

June 14, 2016, 7:15 p.m.,

Legislative Chambers

Re: Application On Behalf of Loomis-Wooley
Homeowners Association (LWHOA), Property
Owner of 645 Prospect Avenue, to Amend
Special Development District #125. LWHOA is
Requesting the elimination of condition of
approval 2.C: "Solid Waste Collection Shall
be the Responsibility of the Property
Owner/Manager."

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

2 T o w n C o u n c i l M e m b e r s P r e s e n t :

3 M A Y O R S H A R I C A N T O R

4 D E P U T Y M A Y O R L E O N D A V I D O F F

5 C H R I S B A R N E S

6 D E N I S E H A L L

7 C H R I S W I L L I A M S

8 B E T H K E R R I G A N

9 B E N W E N O G R A D

10 D A L L A S D O D G E

11

12 A l t e r n a t e :

13 L A U R E N R E N F R O

14

15 R O N A L D V A N W I N K L E

16 T o w n M a n a g e r

17

18 J O S E P H A . O ' B R I E N , E S Q .

19 C o r p o r a t i o n C o u n s e l

20

21 P A T R I C K A L A I R , E S Q .

22 D e p u t y C o r p o r a t i o n C o u n s e l

23

24

25

1 ALEXIA DeMATTIA: I call the
2 7:15 public hearing to order.

3 PRESIDENT CANTOR: Okay. That
4 is our student mayor for the day. This is
5 Alexia DeMattia, and John and Tonya her
6 parents I think are in the audience here.
7 And she won, or lost an auction item for the
8 Morley School as a fundraiser to be mayor for
9 the day.

10 So she's participated in a
11 couple of meetings. We went to the
12 University of St. Joseph's to start off their
13 music and movie night. They have a few
14 events going on over the summer, and we had
15 pizza for dinner. Right?

16 And yeah. So she will be here
17 and she will lead us in the Pledge of
18 Allegiance during our regular council
19 meeting. Right now she's going to keep busy.

20 Okay. The 7:15 application On
21 behalf of Loomis-Wooley Homeowners
22 Association, property owner of 645 Prospect
23 Avenue, to amend Special Development District
24 125. LWHOA is requesting the elimination of
25 condition of approval 2.C, solid waste

1 collection, shall be the responsibility of
2 the property owner/manager. If approved
3 waste and recycling services will be provided
4 by the Town of West Hartford.

5 Rollcall, Ms. Labrot?

6 MS. LABROT: Mr. Barnes.

7 COUNCILOR BARNES: Present.

8 MS. LABROT: Ms. Cantor.

9 PRESIDENT CANTOR: Here.

10 MS. LABROT: Ms. Renfro in for
11 Ms. Casperson.

12 MS. RENFRO: Here.

13 MS. LABROT: Mr. Davidoff.

14 COUNCILOR DAVIDOFF: Here.

15 MS. LABROT: Mr. Dodge.

16 COUNCILOR DODGE: Here.

17 MS. LABROT: Ms. Hall.

18 COUNCILOR HALL: Here.

19 MS. LABROT: Ms. Kerrigan.

20 COUNCILOR KERRIGAN: Here.

21 MS. LABROT: Mr. Wenograd.

22 COUNCILOR WENOGRAD: Here.

23 MS. LABROT: And Mr. Williams.

24 COUNCILOR WILLIAMS: Here.

25 PRESIDENT CANTOR: Is there a

1 presentation from the applicant?

2 LAUREN SEDER: Good evening
3 once again. My name is Lauren Seder and I am
4 a resident of Unit 9 at 645 Prospect Avenue
5 in West Hartford, otherwise known as
6 Loomis-Wooley Condominiums. I am here on
7 behalf of the Loomis-Wooley Homeowners
8 Association.

9 Our Association took over
10 operations of the property in January of
11 2015, and I became a resident in April of
12 2015. I'm also accompanied and supported by
13 many of my neighbors and fellow residents.
14 And we're here to -- in support of our
15 amendment in our application that we made to
16 you to delete Section 2.C of Special
17 Development District Number 25 that
18 specifically requires our association to be
19 financially responsible for refuse and
20 recycling collection.

21 Instead, we're here to request
22 that the Town of West Hartford provide town
23 services for refuse and recycling collection
24 commensurate with the services provided other
25 West Hartford owners of residential

1 properties.

2 I imagine that you have in
3 front of you our entire application. I would
4 like to, first of all, invite my neighbors to
5 contribute and participate in this process as
6 they feel appropriate. I know we all have
7 collectively spent a lot of time putting this
8 application together for you so that you can
9 understand our position.

10 So I just want to bring to
11 your attention the salient points of the
12 application, which is to show you that this
13 amendment is appropriate for the property for
14 the following supporting reasons.

15 Number one, based on the
16 significant property tax liability of the
17 unit owners which totals in excess of \$96,000
18 annually, and that's at a minimum. Because
19 there was a time, a point in time during the
20 course of the existence of this condominium
21 project that the taxes were in fact reduced.
22 The Loomis-Wooley Homeowners Association
23 would not be burdened with the additional
24 cost of contracting private refuse and
25 recycling services.

1 Number two, the cost to the
2 Town of West Hartford to provide waste and
3 recycling services to the property is not
4 significant because in addition to town
5 service -- because additional town services
6 does not require a dumpster or any additional
7 structure or construction of any
8 infrastructure.

9 Number three, the size and
10 capacity of the trucks in each instance
11 referenced herein are nearly identical. So
12 in other words, the trucks that All Waste
13 uses versus the trucks that Paines uses,
14 private contract versus town services are
15 exactly the same size and capacity. There's
16 ample room for town trucks to enter the
17 property and collect refuse and recycling as
18 the private trucks presently accomplish.

19 And number four, the time
20 spent on a weekly basis by All Waste to
21 collect refuse and recycling from all eleven
22 units -- and I stress eleven units because
23 we're a small community -- is a mere five to
24 ten minutes per truck per week. So
25 therefore, the impact on town public services

1 would be minimal.

2 I'd like to be sure and point
3 out to you if you are not already aware -- I
4 imagine you may have this in front of you --
5 that we have communications from the Town
6 Plan and Zoning Commission and the Design
7 Review Advisory Committee, both dated May 11,
8 2016, in which both of these town departments
9 granted their approval for this amendment.

10 So about, oh, nine minutes
11 before I got up to speak I received the memo
12 from John Phillips, Director of Public Works,
13 that I imagine you will have received as
14 well. Unfortunately as a group, or
15 individually, no one had time to really
16 address the salient points of his memo which
17 is lengthy.

18 But I would like to point out
19 that initially when I and my fellow neighbor
20 Karen Harper and Nina Donovan met with Todd
21 Dumais initially to start this process we
22 spent a lot of time. And Todd was very
23 accommodating and we were grateful for that,
24 in researching whether other condo projects,
25 whether there were any other condo projects

1 in the town of West Hartford that were our
2 size and capacity, and also didn't require
3 any kind of infrastructure or dumpster.

4 And we really couldn't find --
5 we couldn't find any other condominium
6 project like ours, nor could he. So I don't
7 have -- haven't had the opportunity to
8 research that any further.

9 As John Phillips points out,
10 there are 66 condo associations here in West
11 Hartford, and apparently half of them have
12 town services and half of them don't. We
13 have no idea -- with regard to the ones that
14 receive the services versus the ones that
15 don't, we just haven't had an opportunity to
16 really distinguish ourselves in any way from
17 those because we don't have that information.
18 And my understanding is that he's not here to
19 provide us with that information.

20 So that's where we stand, and
21 I certainly welcome any questions.

22 PRESIDENT CANTOR: Thank you,
23 Mrs. Seder. Do you want to do questions from
24 the Council now? Or do you want to go to the
25 sign-up sheet? Is there anybody that does

1 not want to go to the sign-up sheet, but
2 would like to answer questions?

3 (No response.)

4 Okay. Let's just see if
5 people are signed up.

6 The presentation, the formal
7 presentation of this request is over. Right?
8 Are there any other people that would like
9 to --

10 LAUREN SEDER: Well, I can
11 certainly walk you through our entire
12 application if you, any of you feel that
13 that's necessary, I'm glad to do that. We
14 have exhibits that include all our tax
15 liabilities, measurements of the trucks,
16 capacity of the trucks.

17 I think this memo that we just
18 received is a little bit confusing, because
19 at least on our initial review you certainly
20 don't add up all those numbers to get a total
21 of what it would cost the Town to take on our
22 eleven units. It's really a total of \$2,904,
23 which is actually a thousand dollars -- more
24 than a thousand dollars less than what we're
25 paying privately to have the exact same

1 services.

2 PRESIDENT CANTOR: Okay. Why
3 don't we go to the sign-up sheet. And then
4 when we have questions you can address, being
5 the leader, refer to in the presentation or
6 address them. Okay?

7 LAUREN SEDER: Okay. And are
8 other members of the community, if they
9 wanted to address, they can as well?

10 PRESIDENT CANTOR: Absolutely.
11 Once we're done with the sign-up sheet we
12 will open it up for anybody who would like to
13 speak.

14 Laurie Warhoftig, did you sign
15 up to speak? Or did you sign up, because
16 you're here.

17 LAURIE WARHOFTIG: I'm here.

18 PRESIDENT CANTOR: Good to see
19 Laurie.

20 LAURIE WARHOFTIG: Thank you,
21 Shari.

22 PRESIDENT CANTOR: Ronald, is
23 it Pearson?

24 RONALD PEARSON: Pearson,
25 that's correct.

1 MS. LABROT: Yes, are you also
2 here? Nice to see you.

3 Gregory Larkin?

4 GREGORY HARPER: Harper.
5 Right here.

6 PRESIDENT CANTOR: Would you
7 like to speak? You need to come up to the
8 mic and you need to state your name and
9 address for the record. Thank you.

10 GREGORY HARPER: My name is
11 Gregory Harper. I reside at 645 Prospect
12 Avenue, the Loomis-Wooley development, and I
13 live in Unit 11 with my wife Karen.

14 We've been living here at
15 Loomis-Wooley for two years. We pay what we
16 think is a rather large tax bill each year
17 and I think it's only fair that we get the
18 same services that other homeowners who pay
19 the same level of taxes that we pay, that we
20 get those same level of services.

21 PRESIDENT CANTOR: Thank you
22 very much, Mr. Harper.

23 Ian Warhoftig, would you like
24 to come up and speak, or are you just --

25 IAN WARHOFTIG: I may as well.

1 My name is Ian Warhoftig. I
2 reside at 645 Prospect Avenue in Unit
3 Number 5. I'm probably, along with my wife
4 Laurie, the oldest resident at Loomis-Wooley.
5 We've gone through a few ups and downs with
6 the real estate market, as probably most of
7 you are aware.

8 The only thing I wanted to add
9 that Greg was saying, you know, that we do
10 pay a fairly good sized tax bill. We also
11 don't get other services that the Town
12 provides to other residents. We don't have
13 snow removal. We don't have our leaves
14 picked up in the fall, and we're not asking
15 for any of those things. We're just asking
16 for what we think is a fair request.

17 There's nothing structurally
18 in the way of having town trucks come
19 through. And it seems like a relatively
20 simple thing to swap out the bins we're
21 paying for and put some in from the Town and
22 collect our garbage. I have faced this issue
23 before when I lived at another, what was a
24 private urban development. And unfortunately
25 we weren't granted -- or snow removal. We

1 had garbage removal, though.

2 So it's really confusing to me
3 in terms of who gets what from the Town. And
4 I think that is pretty upsetting as a
5 taxpayer to see that there are some special
6 circumstances which are somewhat elusive in
7 terms of who gets what. And we're asking for
8 something. I don't think we're asking for
9 too much, and I would really appreciate your
10 support in providing this service for us.

11 Thank you.

12 PRESIDENT CANTOR: Thank you,
13 Mr. Warhoftig.

14 Nina Donovan.

15 NINA DONOVAN: My name is Nina
16 Donovan. I'm a resident of 645 Prospect
17 Avenue, Unit 14. And I would add, or really
18 sort of point out something which is one of
19 the attachments that you have, or exhibits
20 you have in your packet, and that is the fact
21 that there is a Town of West Hartford
22 regulation that says, residential,
23 condominium, private school, church and
24 synagogue collection should be, is to be
25 provided by the Town of West Hartford.

1 It was the language of the
2 special development district when our
3 association was originally built in 2008,
4 which was included. But if you go back to
5 what exists, as a town regulation we can see
6 that the Town has intended or is doing that
7 for other condominiums.

8 And that we feel that we ought
9 to be able to go back be treated under that
10 regulation, rather than have that aspect of
11 the verbiage of the special development
12 district continue to prevail.

13 Thank you.

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

16 Walter Wang.

17 WALTER WANG: I have nothing
18 to add. I thank all my neighbors who have
19 spoken already this evening.

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

22 Is there anybody else? That's
23 the end of the sign-up sheet. Is there
24 anybody else from the public that would like
25 to speak to this public hearing?

