

 ORIGINAL

TOWN OF WEST HARTFORD

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TOWN COUNCIL PUBLIC HEARING
September 22, 2009, 6:00 p.m.
Legislative Chambers

Re: Application on Behalf of the
Association of The Canterbury Retirement
Community for an Amendment to Special
Development District 42 at 45 Highland Street
to Request Permission to Change the Minimum
Age Requirement of Persons 62 and Older to
Persons 55 and Older



UNITED
REPORTERS

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

2 Town Council Members Present:

3 MAYOR SCOTT SLIFKA

4 CHARLES T. COURSEY

5 TIMOTHY L. BRENNAN

6 LEON DAVIDOFF

7 STEVEN I. ADLER

8 JOSEPH VISCONTI

9 SHARI CANTOR

10 DR. CAROLYN THORNBERRY

11 JOSEPH VERRENGIA

12

13 RONALD VAN WINKLE

14 Interim Town Manager

15 JOSEPH A. O'BRIEN, ESQ.

16 Corporation Counsel

17 PATRICK ALAIR, ESQ.

18 Deputy Corporation Counsel

19

20 ESSIE S. LABROT

21 Town Clerk/Council Clerk

22

23 For the Applicant:

24 JEFFREY ROY

25

1 PRESIDENT SLIFKA: I'm going
2 to call the first of the two public hearings
3 to order. This is an Application on Behalf
4 of the Association for Canterbury Retirement
5 Community for an Amendment to Special
6 Development District 42 at 45 Highland Street
7 to Request Permission to Change the Minimum
8 Age Requirement of the Persons 62 and older
9 to Persons 55 and Older.

10 Have a roll call please,
11 Ms. Labrot.

12 MS. LABROT: Mr. Adler.

13 COUNCILOR ADLER: Here.

14 MS. LABROT: Mr. Brennan.

15 COUNCILOR BRENNAN: Here.

16 MS. LABROT: Mrs. Cantor.

17 COUNCILOR CANTOR: Here.

18 MS. LABROT: Mr. Coursey.

19 COUNCILOR COURSEY: Here.

20 MS. LABROT: Mr. Davidoff.

21 COUNCILOR DAVIDOFF: Here.

22 MS. LABROT: Mr. Slifka.

23 PRESIDENT SLIFKA: Here.

24 MS. LABROT: Dr. Thornberry.

25 COUNCILOR THORNBERRY: Here.

1 MS. LABROT: Mr. Verrengia.

2 COUNCILOR VERRENGIA: Here.

3 MS. LABROT: And Mr. Visconti.

4 COUNCILOR VISCONTI: Here.

5 PRESIDENT SLIFKA: Thank you,

6 Ms. Labrot.

7 Do we have a presentation from
8 the applicant?

9 Please come up, sir.

10 MR. ROY: Hello.

11 PRESIDENT SLIFKA: Could you
12 press the button.

13 MR. ROY: Oh. Hello. My name
14 is Jeffrey Roy. I'm the property manager of
15 The Canterbury, and the first thing is the
16 affidavit is signed.

17 Yes. We're requesting that if
18 we could change the age from persons 62 and
19 older to 55 and older. There was
20 stipulations when the place was originally
21 built in '85 that it was for persons 62 and
22 older. Since then there's been a lot other
23 communities built, and most of them are all
24 55 and older. So we were just requesting to
25 be in the same group as everybody else.

1 PRESIDENT SLIFKA: That was
2 simple. Okay. Wow! You win for the most
3 brief, concise and to the point presentation
4 of all time.

5 MR. ROY: I could make it -- I
6 could make it more complicated but --

7 PRESIDENT SLIFKA: Do you want
8 to add some more?

9 MR. ROY: It's pretty -- it's
10 pretty cut and simple. We're not changing
11 any other thing but --

12 PRESIDENT SLIFKA: Okay.

13 MR. ROY: -- requesting to
14 change it from 62 to 55.

15 PRESIDENT SLIFKA: Wow! Okay.
16 Are there any questions for
17 the applicant?

18 Mr. Coursey.

19 COUNCILOR COURSEY: Yes.
20 What's your occupancy right now?

21 MR. ROY: We -- I think we
22 have nine empty units right now, out of a
23 possible 44.

24 COUNCILOR COURSEY: Okay.

25 Thank you.

1 PRESIDENT SLIFKA: Are there
2 any other questions?

3 Dr. Thornberry.

4 COUNCILOR THORNBERRY: I --
5 oops, there I go.

6 Good evening. I'm assuming
7 that the age restriction was put on when they
8 originally dealt with the SDD back in 1985?

9 MR. ROY: Yes.

10 COUNCILOR THORNBERRY: Right.

11 MR. ROY: Yeah.

12 COUNCILOR THORNBERRY: And
13 things certainly have -- have changed. One
14 of the things I wanted to ask you about which
15 may or may not apply to The Canterbury --

16 MR. ROY: Yeah.

17 COUNCILOR THORNBERRY: -- and
18 that's the issue of individuals who are less
19 than, you know, 62 or -- in this case to
20 change it to 55, who are disabled, meaning,
21 they use probably a wheelchair.

22 MR. ROY: Yeah.

23 COUNCILOR THORNBERRY: And
24 need accommodations that are easier to get in
25 and out of. Some places do it, some places

1 don't. What's your feeling about this?

2 MR. ROY: Well, we do have
3 persons that do use wheelchairs, and we're,
4 you know, we're fully up to code with all the
5 fire regulations and everything, so they
6 would follow the same regulations as -- as
7 people that we currently have in the facility
8 now.

9 COUNCILOR THORNBERRY: But
10 they still would need to meet that age 55 or
11 over criterion; yes?

12 MR. ROY: You know, I'm not a
13 hundred percent sure with the Americans with
14 Disabilities Act, if they're excluded from
15 that or not.

16 COUNCILOR THORNBERRY: You
17 know, I'm not sure either, and I don't really
18 mean to put it, you know --

19 MR. ROY: Yeah.

20 COUNCILOR THORNBERRY: -- on
21 you, because I know you came for something
22 else. But it's always been -- I've always
23 been curious about it. I know that at Plant,
24 there were -- there still may be some
25 individuals who were, you know, less than an

1 age cutoff who are disabled and use it.

2 You know, if there's any way
3 that we can use some facilities, because the
4 housing for that population is so limited.

5 MR. ROY: Yes. Yes, it is.

6 COUNCILOR THORNBERRY: You
7 know, and -- but anyway, I appreciate,
8 Mr. Roy, that you're now here. And thank you
9 for your really succinct application. We're
10 all kind of stunned by it, to tell you the
11 truth. Thank you.

12 PRESIDENT SLIFKA: Thank you,
13 Dr. Thornberry.

14 Any other questions from the
15 Council?

16 Mr. Adler.

17 COUNCILOR ADLER: Through you,
18 Mr. Mayor, how many people are currently
19 living in this facility?

20 MR. ROY: Right now?

21 COUNCILOR ADLER: Correct.

22 MR. ROY: Well, we do have
23 some people that are couples there. So I
24 couldn't give you an exact -- that's one
25 thing that I forgot to do was take an exact

1 head count today.

2 COUNCILOR ADLER: So the
3 couples will count as two?

4 MR. ROY: Yeah. Yeah. We
5 do -- we do have, like I said, I think nine
6 empty units out of a possible 44. But some
7 of our units, I think we have three or four
8 sets of couples in there right now. So --

9 COUNCILOR ADLER: So if you
10 were to guesstimate just approximately how
11 many people?

12 MR. ROY: Let's see, 36.

13 COUNCILOR ADLER: Thirty-six.
14 Okay. And with this, this change in age
15 restriction have you had some sort of a -- a
16 group discussion or a survey with those
17 people to get their feedback as well?

18 MR. ROY: Yes. Everybody
19 unanimously agreed in the building that this
20 would be great. It just broadens the scope
21 of -- of the people to -- to pull from as,
22 you know, when you're advertising. And you
23 know, they keep talking about the
24 baby-boomers, where there's going to be,
25 eventually, I don't know when, I don't think

1 anybody can tell us, but there is going to be
2 an influx looking for -- for, you know, it's
3 an easier way of life. You know, some of our
4 residents come there and they say, Geez, I
5 should have done this ten years ago, you
6 know.

7 COUNCILOR ADLER: Okay.
8 Great. Thank you.

9 PRESIDENT SLIFKA: Thank you,
10 Mr. Adler.

11 Any other questions?

12 (No response.)

13 PRESIDENT SLIFKA: Well,
14 congratulations again, on your -- on your
15 brevity.

16 Do we have a sign-up,
17 Mr. Alair?

18 MR. ALAIR: (Handing.)

19 PRESIDENT SLIFKA: Okay. And
20 I see, Mr. Roy, you're the only one who
21 signed up.

22 So is there anyone who did not
23 sign up who wished to speak to the subject
24 matter of this public hearing?

25 (No response.)

1 PRESIDENT SLIFKA: Okay.
2 Seeing none, then if there's nothing more for
3 Mr. Roy, I think we can close the public
4 hearing.

5 Do you have anything else --
6 oh, I'm sorry. Oh, I apologize.
7 Mr. Brennan, we have a few items for the
8 record.

9 COUNCILOR BRENNAN: Reading
10 into the record a letter dated September 9,
11 2009, from Jeffrey Daniels, Chairman for
12 TP&Z, recommending approval for amendment to
13 the existing Special Development District 42
14 at 45 Highland Street; and letter dated
15 August 20, 2009, from Catherine Dorau, Acting
16 DRAC Secretary, recommending approval for
17 amendment to the existing Special Development
18 District 42 at 45 Highland Street.

19 PRESIDENT SLIFKA: Okay.
20 Thank you, Mr. Brennan.

21 Again, Mr. Roy, if you have
22 nothing further, the Council has nothing
23 further, we can close the public hearing.

24 Thank you very much.

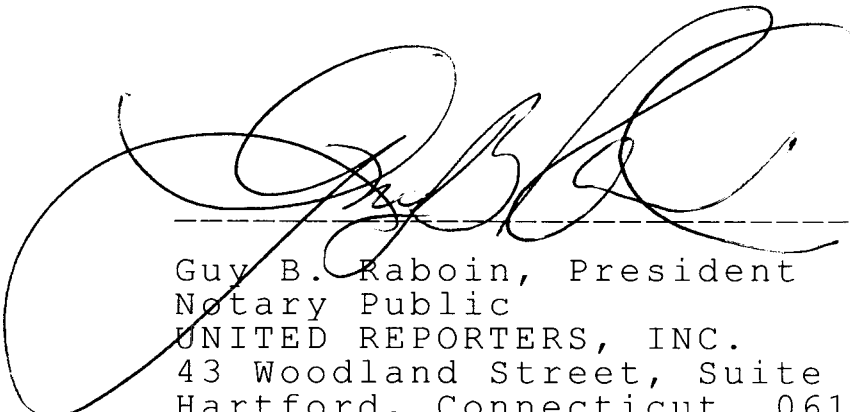
25 (Whereupon, the above

1 proceedings were adjourned at 6:15 p.m.)
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1 CERTIFICATE

2 I hereby certify that the foregoing 12
3 pages are a complete and accurate
4 transcription of a digital sound recording
5 taken of the Public Hearing in Re:
6 APPLICATION ON BEHALF OF THE ASSOCIATION OF
7 THE CANTERBURY RETIREMENT COMMUNITY FOR AN
8 AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT 42
9 AT 45 HIGHLAND STREET TO REQUEST PERMISSION
10 TO CHANGE THE MINIMUM AGE REQUIREMENT OF
11 PERSONS 62 AND OLDER TO PERSONS 55 AND OLDER,
12 before the West Hartford Town Council, 50
13 South Main Street, Room 314, West Hartford,
14 Connecticut, on September 22, 2009.

15 I further certify that the digital sound
16 recording was transcribed by the word
17 processing department employees of United
18 Reporters, Inc., under my direction.

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Guy B. Raboin, President
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