

ORIGINAL

VERBATIM PROCEEDING

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WEST HARTFORD TOWN COUNCIL

15 STARKEL ROAD

RE: SEPTEMBER 13, 2005

WEST HARTFORD TOWN HALL
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 0610

POST REPORTING SERVICE
HAMDEN, CT (800) 262-4102

HEARING RE: 15 STARKEL ROAD
SEPTEMBER 13, 2005

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1 . . .Verbatim Proceedings of a hearing
2 before the West Hartford Town Council in the matter of 15
3 Starkel Road held on September 13, 2005 at 7:29 p.m. at
4 the West Hartford Town Hall, 50 South Main Street, West
5 Hartford, Connecticut at which time the parties were
6 represented as hereinbefore set forth. . .

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10 MAYOR SCOTT SLIFKA: We're going to call
11 the 7:15 public hearing to order. Roll call, Mrs.
12 Cronin.

13 (Whereupon, roll call was taken.)

14 MAYOR SLIFKA: Mr. Spada, could you,
15 please, read the subject matter?

16 MR. ART SPADA: I can, Mr. Mayor.
17 Application on behalf of the Town of West Hartford to
18 rezone a parcel of land located at 15 Starkel Road for
19 the purpose of constructing a new senior center to be
20 attached to the existing Bishop's Corner Library. The
21 parcel is presently split zoned with approximately one-
22 third of the property zoned general business (BG) and
23 two-thirds is zoned multifamily residential (RM-3) and to
24 be rezoned to multifamily residential (RM-1).

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HEARING RE: 15 STARKEL ROAD
SEPTEMBER 13, 2005

3

1 For the record, Mr. Mayor, three pieces of
2 correspondence. The first is the letter from the Town
3 Plan and Zoning Commission dated September 12, 2005
4 recommending approval for rezoning a parcel of land
5 located at 15 Starkel Road. The second letter, a letter
6 from Design Review Advisory Committee dated August 23,
7 2005 recommending approval for rezoning a parcel of land
8 located at 15 Starkel Road. And an e-mail, Mr. Mayor,
9 from Judy Aaron dated September 13, 2005 regarding the
10 funding of the Bishop's Corner Library.

11 MAYOR SLIFKA: Thank you, Mr. Spada. The
12 applicant is the town. So Mr. Feldman?

13 MR. BARRY FELDMAN: We have a
14 presentation.

15 MAYOR SLIFKA: You have a presentation.
16 Mr. Van Winkle welcome.

17 MR. RON VAN WINKLE: Good evening, Mr.
18 Mayor, members of the Town Council. I'm Ron Van Winkle.
19 I'm Director of Community Services for the Town of West
20 Hartford. I'm here to give you a brief presentation on a
21 request for a zone change for the new senior center at 15
22 Starkel Road.

23 I have an aerial photo with me of the area
24 just to -- thank you. Just to orientate you. Our north

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HEARING RE: 15 STARKEL ROAD
SEPTEMBER 13, 2005

1 end library, the Bishop's Corner Library is located right
2 here. This is North Main Street, the Walbaum's plaza,
3 Albany Avenue. We are looking to do an addition to the
4 Bishop's Corner Library for the purpose of building a new
5 senior center. That addition will look approximately like
6 that on that plan in that aerial. The addition is 7,040
7 square feet. The existing library is about 7,600 square
8 feet.

9 Both buildings are interconnected. There
10 will be a main entrance at one, you turn one way you'll
11 go into the library. You turn the other way, you'll go
12 into the senior center. The library will have the
13 opportunity to share some large meeting spaces. The
14 senior center will have the opportunity to share some of
15 the library spaces. This is a real synergy for these two
16 groups. They're both -- the library and the seniors are
17 excited about this new location and this change.

18 This zone that we are looking at that the
19 property -- that the library sits on is split zoned. A
20 third of it is zoned BG, which is the same zone as the
21 Walbaum's plaza. And a third of it is zoned RM-3, which
22 is actually the zone over here on Albany Avenue. We want
23 to rezone that property, remove both those zones and zone
24 it the same as this residential area over here to RM-1.

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LIBRARY RECORD-2005

LIBRARY RECORD-2005

HEARING RE: 15 STARKEL ROAD
SEPTEMBER 13, 2005

1 That will allow us to build our new addition on this
2 property and be able to open that in a quick manner.

3 We also have had a hearing at the TP&Z.
4 You've heard about their comments from the -- for the
5 zone change. This is a special use. So it is the TP&Z
6 that needs to approve the parking, the character, the
7 design and all those pieces that go into this. And they
8 approved that the other night contingent upon your
9 approving the zone change that underlies this.

10 The Northeast Utilities company owns
11 property to the south of this site, that whole corner.
12 And they have agreed to allow us to create a larger
13 parking lot. We'll have 63 spaces on that parking lot to
14 the south for the senior center. There should be
15 sufficient parking here for the library and the senior
16 center together. We've looked at all our other
17 libraries, our senior centers, our other kinds of public
18 facilities that offer services like this and the parking
19 spaces per square foot, if you will, is substantially
20 higher in this development when we get done then they are
21 today.

22 But tonight we are seeking for you to
23 approve the underlying zone change and, again, the TP&Z
24 has already approved the special use permit for this.

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HEARING RE: 15 STARKEL ROAD
SEPTEMBER 13, 2005

1 That's my presentation.
2 Thank you.
3 MAYOR SLIFKA: Mr. Van Winkle. Any further
4 comments from administration? No. Any questions from the
5 Council? Mrs. Carpenter.
6 MS. BARBARA CARPENTER: Yes. On the e-
7 mail that we received today, I was wondering if Mr.
8 Feldman would be able to respond to that.
9 MAYOR SLIFKA: Mr. Feldman.
10 MR. FELDMAN: Mr. Mayor, I'm happy to
11 respond to the e-mail, but the e-mail deals more with
12 financing the senior center. What you're dealing with is
13 a zone change and I'm happy to address the issues raised
14 --
15 MAYOR SLIFKA: -- in your town manager's
16 report.
17 MR. FELDMAN: Yes, sure.
18 MAYOR SLIFKA: Okay.
19 MS. CARPENTER: Thank you.
20 MAYOR SLIFKA: Mrs. Carpenter.
21 MS. CARPENTER: I just wanted to make sure
22 that was very clear on the use of the bond money.
23 MAYOR SLIFKA: Certainly. Any further
24 questions? Mrs. McClay.

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SEPTEMBER 13, 2005

1 MS. MAUREEN McCLAY: Mr. Mayor, thank you.
2 Mr. Van Winkle, I just was wondering, I noticed that
3 DRAC recommended that there be a further study of the
4 colors that were going to be used. I take it that that is
5 something that's going to be done before we get to the
6 point of painting or --

7 MR. VAN WINKLE: -- yes. As you well know,
8 the Bishop's Corner Library is an eclectic building.
9 Unusual colors already on it and a building style that
10 was difficult to match. We did some color presentations
11 to DRAC. They liked them, but they asked us to go back
12 and look at a slightly different color scheme. We're
13 doing that and bringing it back to DRAC for their final
14 approval.

15 MS. McCLAY: Thank you.

16 MAYOR SLIFKA: Thank you, Mrs. McClay. Any
17 further questions from the Council? Okay. Seeing none,
18 is there a sign up sheet, Mr. O'Brien.

19 MR. JOSEPH O'BRIEN: There is. No one has
20 signed up now.

21 MAYOR SLIFKA: Okay. Is there anybody out
22 in the crowd who did not sign up who wishes to speak to
23 the subject matter of this hearing? Seeing none, one
24 last chance for the Council. And one last chance for the

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SEPTEMBER 13, 2005

1 town.

2 Qkay. Thank you. I'm going to close the
3 public hearing.

4 (Whereupon, the hearing was adjourned at
5 7:36 p.m.)

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CERTIFICATE

I, Paul Landman, a Notary Public in and for the State of Connecticut, and President of Post Reporting Service, Inc., do hereby certify that, to the best of my knowledge, the foregoing record is a correct and verbatim transcription of the audio recording made of the proceeding hereinbefore set forth.

I further certify that neither the audio operator nor I are attorney or counsel for, nor directly related to or employed by any of the parties to the action and/or proceeding in which this action is taken; and further, that neither the audio operator nor I are a relative or employee of any attorney or counsel employed by the parties, thereto, or financially interested in any way in the outcome of this action or proceeding.

In witness whereof I have hereunto set my hand and do so attest to the above, this 26th day of September, 2005.



Paul Landman
President

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