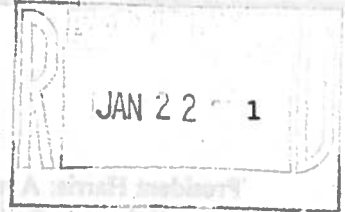


ORIGINAL



VERBATIM PROCEEDINGS

ITEM #1: EXECUTIVE SESSION: NONE.

ITEM #2: ADJOURNMENT.

President Harris: Before we adjourn I just to wish everybody a happy and healthy holiday season. Merry Christmas, Happy Hanukkah, Happy New Year.

Councilor Siskin: Happy-Kwanzaa.

President Harris: Henry Kwanzaa, enjoy and we will see you in 2004. I would like to entertain a motion to adjourn.

WEST HARTFORD TOWN COUNCIL

Vice President Siskin: So moved.

Councilor Siskin: Second.

IN RE: 4 STAR, LLC
7 ARAPAHOE ROAD

President Harris: A motion is seconded, no discussion. I'm sure all those in favor please say aye. On Voice Vote the motion carried and the meeting adjourned at 8:40 p.m.

Norma W. Connors
Town Clerk/Council Clerk

WEST HARTFORD TOWN HALL
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107
JANUARY 13, 2004
6:45 P.M.

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

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 . . .Verbatim Proceedings of a hearing
2 before the West Hartford Town Council in the matter of a
3 petition by 4 Star, LLC, 4 Arapahoe Road, held on January
4 13, 2004 at 6:45 p.m. at the West Hartford Town Hall, 50
5 South Main Street, West Hartford, Connecticut. . .

6
7

8
9

MAYOR JONATHAN HARRIS: I'd like to open
10 the public hearing. Mr. Slifka.

11 MR. SCOTT SLIFKA: Petition on behalf of 4
12 Star, LLC for modification of Special Development
13 District at 7 Arapahoe Road pursuant to Section 177-44 of
14 the West Hartford Zoning Ordinance to allow for two
15 additional parking spaces.

16 MAYOR HARRIS: Thank you, Mr. Slifka.
17 Mrs. Cronin, a roll call, please.

18 (Whereupon, roll call was taken.)

19 MAYOR HARRIS: Thank you, Mrs. Cronin.
20 Good evening, Mr. Farr, Happy New Year.

21 MR. ROBERT FARR: Thank you.

22 MAYOR HARRIS: Mr. Farr, for the record,
23 we just wanted to confirm that we only have eight people
24 sitting tonight, but that -- that's okay with you if we

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 proceed.

2 MR. FARR: Yes, I've discussed it with my
3 client. That's perfectly acceptable.

4 MAYOR HARRIS: Thank you, Mr. Farr. And,
5 Mr. Slifka?

6 MR. SLIFKA: Do you want to do it now?
7 Sorry, Mr. Farr, we just have two things to read into the
8 record. The Town Plan and Zoning Commission's January 7,
9 2004 recommendation for approval. And Design Review
10 Advisory Commission's January 9, 2004 recommendation for
11 approval.

12 MAYOR HARRIS: Thank you, Mr. Slifka. Mr.
13 Farr.

14 MR. FARR: Yes, thank you very much. For
15 the record, I'm Attorney Robert Farr, 90 Whiting Lane,
16 West Hartford. This is an application for a zone change.
17 The applicant is Rob Currey, who is -- runs his own
18 accounting firm in the building. I would -- I have
19 copies of the -- of the map here. I don't know if
20 members have had a chance to see that. I can maybe --
21 I've got some additional copies.

22 And, it's probably -- it's a simple a zone
23 change as you're ever going to see in the Council. It
24 consists -- the reason for the zone change is to simply

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 provide for two additional parking spaces. As I
2 indicated, it's presently an RM-0 zone in the Special
3 Development District. Because it's Special Development,
4 in order to add the two parking spaces it requires a zone
5 change.

6 The property is at 7 Arapahoe, which is
7 the property next to the parking lot on the corner of
8 Arapahoe and Memorial. I have a picture of the front of
9 the building as well as the rear of the building. You'll
10 see from the front of the building it's essentially a
11 residential structure, very compatible with the character
12 of the neighborhood. And there is going to be no change,
13 whatsoever, to the building.

14 And then I have a picture of the rear of
15 the building or the parking lot in the rear. The parking
16 is -- lot is surrounded by stockade fences on two sides,
17 the building on another side, and the tall fence which
18 separates it from the current town parking. So it will
19 not be, in any way, visible.

20 The underlying zone actually -- because
21 Mr. Currey has three employees and then there is a
22 resident upstairs, the underlying zone would require --
23 normally require five parking spaces. For some reason,
24 when this was granted it was granted with three parking

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 spaces.

2 He does, in fact, have himself and his two
3 employees. They have three cars. He's got a tenant
4 upstairs with one car and occasionally he gets a client
5 that comes in. That would mean that there are occasions
6 when there are five cars that would be coming to the
7 property. The way he accommodates that at the present
8 time is his two employees park on the street and that
9 allows the three parking spaces to accommodate him. If he
10 gets the two additional parking spaces everybody will
11 park behind the building. They'll simply take two
12 parking spaces off of the street.

13 There will be no change in use. There
14 won't be any additional traffic. And there is no change
15 in the structure whatsoever.

16 I'd be happy to answer any questions.

17 MAYOR HARRIS: Thank you, Mr. Farr. Any
18 questions by councilors? Mr. Farr, you had referenced a
19 zone change. I think you kind of went back to the zone --
20 really it's just an amendment to a Special Development
21 District from you?

22 MR. FARR: Yes, that's correct. That's the
23 change.

24 MAYOR HARRIS: Okay.

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 MR. FARR: It's the change in the Special
2 Development District. The on going zone does not change
3 at all.

4 MAYOR HARRIS: Okay. Any further
5 questions by councilors?

6 DR. THORNBERRY: Mr. Mayor?

7 MAYOR HARRIS: Yes, Dr. Thornberry.

8 DR. THORNBERRY: Mr. Farr, was one of
9 these parking spaces -- additional parking spaces going
10 to be handicap only?

11 MR. FARR: No. And let me explain that.
12 The building, itself, is not handicap accessible. It's
13 used by the -- the parking will be used by the applicant
14 and the two employees and a tenant who lives upstairs,
15 none of which are handicapped. If he had to put in a
16 handicap space, the space would take one and a half
17 spaces. That would mean that he would put a handicap
18 space in, it would take one and a half spaces, which
19 would mean he had no additional parking there and nobody
20 who uses the building would be allowed to use it. So it
21 would be kind of a foolish venture on his part to go
22 ahead and put in a handicap parking space that nobody
23 could use.

24 DR. THORNBERRY: Thank you.

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

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 MR. FARR: And I've also, for the record,
2 I spoke to the Building Department and since there is no
3 change in the building, they didn't think this was going
4 to trigger any requirement under the ADA for handicapped.

5 DR. THORNBERRY: Thank you. I know that
6 you addressed this in the letter, and that's what I was
7 trying to clarify, whether it did trigger an ADA
8 requirement or not. But you've satisfied that it does
9 not.

10 MR. FARR: Thank you.

11 DR. THORNBERRY: Thank you.

12 MAYOR HARRIS: Thank you, Dr. Thornberry.
13 Mr. Slifka.

14 MR. SLIFKA: Mr. Farr, just one quick
15 question, I know in the -- in your report you had a
16 section on reaction of neighbors. It listed two property
17 owners, I guess four people. And I was just wondering if
18 there was any other reaction from the rest of the street?

19 MR. FARR: No. The applicant actually
20 sent out a letter to everybody that the town had sent the
21 letter out telling them what he intended to do. And
22 urging them if they had any questions to contact him and
23 the plan would be available. Nobody has contacted us
24 about that. And so, we are assuming there is one

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

1 resident from the street who is available, is here
2 tonight. But we've had no negative comments whatsoever.

3 MR. SLIFKA: But the applicant did make an
4 attempt to contact them.

5 MR. FARR: Yes.

6 MR. SLIFKA: Thank you.

7 MR. FARR: And I guess, I should have also
8 pointed out, as far as drainage is concerned that the
9 Engineering Department did review this. I know there has
10 been another -- there was another zone issue in the
11 neighborhood where there was a question of drainage on
12 the property. The Engineering Department reviewed the
13 drainage here and feels it's adequate. So there should be
14 no questions of neighborhood flooding or anything as a
15 result of this.

16 MAYOR HARRIS: Any further questions?

17 Thank you, Mr. Farr.

18 There is a sign up sheet, Mr. O'Brien?

19 MR. JOSEPH O'BRIEN: Yes. Just Robert
20 Farr signed up.

21 MAYOR HARRIS: Is there any member of the
22 public present that would like to address this
23 application?

24 We've read everything into the record?

HEARING RE: 4 STAR, LLC
JANUARY 13, 2004

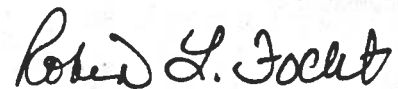
- 1 We'll close the public hearing.
2 (Whereupon, the hearing was adjourned at
3 6:52 p.m.)

CERTIFICATE

I, Robin L. Focht, 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 20th day of January, 2004.



Robin L. Focht,
Vice President