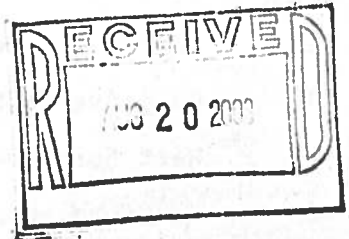


ORIGINAL

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VERBATIM PROCEEDINGS



WEST HARTFORD TOWN COUNCIL

IN RE: 26 CAYA AVENUE

WEST HARTFORD TOWN HALL
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107
AUGUST 5, 2003
7:04 P.M.

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

HEARING RE: 26 CAYA AVENUE
AUGUST 5, 2003

1 . . . Verbatim Proceedings of a hearing
2 before the West Hartford Town Council in the matter of 26
3 Caya Avenue held on August 5, 2003 at 7:04 p.m. at the
4 West Hartford Town Hall, 50 South Main Street, West
5 Hartford, Connecticut. . .

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MAYOR JONATHAN HARRIS: -- can you read
10 the description?

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MR. SCOTT SLIFKA: Petition on behalf of
the Connecticut Association of Public School
Superintendents, Inc. for an amendment to the existing
zone change and Special Development District at 26 Caya
Avenue to allow for a 280 square foot addition to the
existing house, the addition of four parking spaces and
modification of existing conditions of approval.

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

(Whereupon, a roll call was taken.)

MAYOR HARRIS: Thank you, Mrs. Cronin. Is
the applicant present?

MR. GEOFFREY PALMER: My name is Geoffrey
Palmer. I'm an architect and I work for the firm of Tice

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1 and Kim Partners Architect. And we are representing the
2 owner, the Caya -- on 26 Caya Street -- Avenue, I'm sorry
3 -- CAPSS.

4 And we were asked to design a small
5 addition to an existing addition for a building that was
6 converted to office space about ten years ago. And in
7 the process of looking through the previous documents, we
8 found there are a few requirements that they didn't meet
9 in the previous petition. And therefore, we are asking
10 not only for a permission to build a 280 square foot
11 addition, but to be exempt from having to perform those
12 other requirements.

13 Those requirements are listed on the
14 second page of the application. They were exposed rafter
15 ends, which were in the existing building, and during the
16 course of construction they were not retained. A
17 vertical wall trim was not preserved, as requested. Some
18 of the new windows were not double hung and a picket
19 fence and gate was not installed.

20 About two weeks ago, I met with the Design
21 Advisory Committee and I think you'll see that they have
22 suggested that -- recommended that we not have to perform
23 these items. So I request that we -- that you also
24 approve this.

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1 I can now explain -- can I leave the
2 microphone now to show you the drawings or can you see
3 the drawings well enough.

4 MAYOR HARRIS: You could probably bend it
5 around, I think, and attempt to -- and we'll let you know
6 if it's picking up.

7 MR. PALMER: I'll try to do it from this
8 side here. The addition is this small piece here. Is it
9 picking up?

10 MAYOR HARRIS: As long as the stenographer
11 I can hear. Can the public hear?

12 MR. PALMER: And basically we conformed --
13 we just continued the existing structure and with the same
14 materials, the same shape and -- for 15 feet. We're still
15 well within the set back, five yard set back requirements
16 and the height limitation. The building, as I say, was
17 located on Caya Avenue here in what used to be a
18 residential zone. This is commercial zoned down here.
19 Here is Prospect Avenue.

20 I'd like to show you now some photographs
21 of the neighborhood. This is the view looking on the
22 north -- 26 Caya Avenue is on the north side of Caya. And
23 this is the CAPSS building here and this is looking --
24 the first photograph is of CAPSS looking down Caya Avenue

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1 and beyond. And that's the commercial area down there.

2 The next two are looking in the other
3 direction, that's this house here, looking in the other
4 direction there. And then this is across the street and
5 this is looking down the street one way and down the
6 street the other way. So this is just to give you an idea
7 of the type of neighborhood we're in.

8 The reason I show you this -- these
9 photographs to establish that this is not a historic
10 district. That all the other structures are also vinyl
11 clad. Their details have all been taken off. And so this
12 building, as it now exists, is really in conformance with
13 the existing neighborhood. And, in fact, it's probably
14 in better condition than most of the other residences in
15 the area. They keep it up very well. The grounds are very
16 well landscaped. And so we feel that to force CAPSS to
17 put in these exposed rafters, corner boards and other
18 details that weren't retained from the original building
19 would be a hardship.

20 I guess now I'm open to if there are any
21 questions, I'd be happy to answer questions.

22 MAYOR HARRIS: Any questions from
23 councilors? I have one quick question. On the Design
24 Review Advisory Committee report No. 4, the Committee

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1 recommended eaves on the east end of the proposed
2 building, that they should be extended. Can you just
3 point out what that is?

4 MR. PALMER: Yes. We did that. We made
5 the change. And the drawings you have are -- not the
6 colored drawings, but the drawings that are rolled up.
7 This is the east line they're talking about and we had it
8 six inches out and they suggested going another six
9 inches. So we did that to establish a shadow line which
10 mimics the shadow line on the existing building, right
11 there.

12 The other two things they suggested --
13 well, actually they suggested one other thing, that was
14 to plant a tree to replace the tree that we have to take
15 down here to gain the four parking spaces. So we're
16 adding a tree here. And the other thing we're doing, as
17 suggested by the traffic engineer, was to add another ADA
18 parking space. And those three amendments, or changes
19 have been made to these drawings. And if you look here,
20 it's -- the revision date in the little sign has a one on
21 it. And all the revisions are indicated by this little
22 one.

23 MAYOR HARRIS: Thank you.

24 MR. PALMER: Okay. You're welcome.

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1 MAYOR HARRIS: Any other questions? Mr.
2 O'Brien, do we have a sign up sheet?

3 MR. JOSEPH O'BRIEN: We have a sign up
4 sheet, but no one signed up.

5 MAYOR HARRIS: Thank you, Mr. O'Brien. Are
6 there any members of the public that wish to speak that
7 did not sign up?

8 MR. SLIFKA: For Caya Avenue.

9 MAYOR HARRIS: For Caya Avenue for the
10 hearing right now. They're being none. And we have some
11 things to read into the record.

12 MR. SLIFKA: Thank you, Mr. Mayor. I add
13 to the record a June 23, 2003 letter from the Capitol
14 Region Council of Governments finding no apparent
15 conflict with regional plans and policies or the concerns
16 of neighboring towns. July 28, 2003 letter from Design
17 Review Advisory Committee recommending approval. An
18 August 5, 2003 letter from the Town Plan and Zoning
19 Commission recommending approval. Thank you.

20 MAYOR HARRIS: Thank you, Mr. Slifka.
21 That's it. We will close the public hearing.

22 (Whereupon, the hearing was adjourned at
23 7:12 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 19th day of August, 2003.



Paul Landman,
President

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