

MINUTES OF PUBLIC HEARING ON A PETITION ON BEHALF OF JORG REALTY AND KWK II, LLC OF 17 AND 21 SOUTH HIGHLAND REALTY, LLC (PROPOSED BUYER OF BOTH PROPERTIES) FOR A ZONE CHANGE FROM R-6 (RESIDENTIAL-6000) TO RCO (RESIDENTIAL CHARACTER OFFICE) TO COMBINE BOTH PROPERTIES INTO ONE PROPERTY. (PUBLIC HEARING CONTINUED FROM JANUARY 23, 2001)

February 13, 2001
1037

Council Chambers

President Rob Bouvier called the hearing to order at 7:00 p.m.

Present were Council Zoning Alternate Flo Woodiel for Holly Abery-Wetstone, Councilors Rob Bouvier, Kevin Connors, Carl Donatelli, Liz Gillette, Jim O'Brien, Andrew Schoolnik, John Shulansky and Al Turco.

President Bouvier: I would also like to read into the record at this time correspondence from the Town Plan and Zoning Commission that we were waiting on dated February 9, 2001 recommending approval by a majority vote, correspondence dated November 20, 2000 from the law offices of Brady, Willard and Alexander which is the original application, correspondence dated January 23, 2001 from Frank and Pamela Amazeen, 32 South Highland Street with concerns with the subject application; from St. John's Church dated January 17, 2001 confirming a parking arrangement; from our Town Plan and Zoning dated January 8, 2001 and from the Congregation Beth Israel dated December 12, 2000 again confirming parking arrangements and I believe that is it. Okay, if the applicant would like to come forward at this time. Attorney Brady.

Mr. Brady: Thank you Mr. Mayor, members of the Council. The hearing I take it is still open and you have heard our initial presentation. I can just say at this point that we had about a two hour hearing with the Town Plan and Zoning Commission and went through every aspect of this application and they as you related the TPZ approved our application with the conditions that frankly we expected that they would place on it. I was very pleased to feel that they were as enthusiastic about the application because it was such that they gave it full consideration. I really have nothing further to add other than the presentation that we made initially and I think this is interesting the way this process has gone because you not only have the TPZ giving you the recommendation based on a purely planning function but you also have their approval subject to your own action on every aspect of the application so they have committed a very careful look and you have that information and that substance behind the application that we are acting on, or hopefully acting on favorably tonight. That is about all I have to say at this point.

President Bouvier: Thank you Attorney Brady. So you have had the opportunity to review the conditions and feel that those are conditions that you can work with.

Mr. Brady: Absolutely.

President Bouvier: Okay. We did have as you pointed out a public hearing before and we did go through quite a bit of questions and answers. Is there any additional questions at this time? Mrs. Gillette.

Councilor Gillette: Of course and this I think is for Mr. Alair although Mr. Brady you may help me too. What is it we are voting on and I'm looking at the unfinished, the petition here and it says for a zone change from R-6 to RCO, that I understand to combine both properties into one property. We are not voting on combining the properties are we?

Mr. Alair: No you are not. You are voting on the zone change. I believe the applicant's proposal is to allow him to do that. You would change the zone for both parcels, for those two parcels. They would then administratively and through Plan and Zoning Commission consolidate the two parcels and obtain the necessary permits.

Councilor Gillette: And am I correct that the fine toothcomb that the TPZ gave the application was concerning the use permit?

Mr. Alair: That is correct.

Councilor Gillette: And that is not something that we are in any way concerned with just, and I can't even talk about trees...

Mr. Alair: You can talk about them.

Councilor Gillette: I can talk about them but I can't base my vote on them but so it really is just the underlying zone for these two parcels that will then be combined by the TPZ.

Mr. Alair: That is correct.

Councilor Gillette: Thank you very much.

President Bouvier: Any other questions from the Council at this time? If not we have a sign up sheet from Dennis Dellaccio. Could you come forward at this time? Just give your name and address for the record please.

Mr. Dellaccio: Dennis Dellaccio, 44 South Highland Street. I live across the street and a few doors down from the Institute. Unfortunately when the prior meeting was cancelled because of the snowstorm I didn't know that it had been scheduled the following evening so I wasn't able to make that meeting and provide any input or questions and I'm also not sure what conditions were put on the application so some of this may have already been discussed.

I guess there are three concerns. Obviously parking is a large concern. If you drive down South Highland Street tonight it would be an interesting trip for you and one of the

things related to parking, Wednesday night seems to be particularly bad. It seems to be an evening where the Institute is having functions and the church and possibly the temple so I don't know if there is a scheduling arrangement that can be worked out that maybe whatever happens on Wednesday night at one facility is move it to a Thursday or something like that. Also the building that is closest to Farmington Avenue the façade is, most of the homes on South Highland Street are turn of the century homes. Our home was built in 1898. The façade on that particular building is vintage about 1972 and it has big bay windows and one of the requests, it is probably not part of the application but one of the requests we would have is to match the façade or rematch the façade to the surrounding neighborhood and the building that you are adjoining. They are adjoining it an older, significant architectural home. If they could get the other building to match that that would be very helpful.

I'm not sure what was worked out with the connector but also if the architecture of the connector could be designed to blend in with the architecture in the neighborhood and the older homes that would also be preferable but I'm not sure at this point what has been worked out as far as conditions. Thank you.

President Bouvier: Thank you. Any other questions of the Council? If not, Attorney Brady if you have any summary remarks we have another public hearing at 7:15.

Mr. Brady: Yes, these subjects were all of these subjects that were brought up just a moment ago by this gentleman were taken up at the TPZ hearing and as far as scheduling is concerned this is going to be a deal between both the, at this point we don't have any particular conflicts but if the time comes when we do we have arrangements to work around them and with both, particularly with the Wednesday evenings with the Congressional Beth Israel because they have forty four or more places in that parking lot and I think it can be said very fairly and very honestly at this point that Wednesday evenings very recently since we have been able to use that parking lot have seen a great diminishment of the number of cars that are on South Highland Street.

As far as the architectural aspect is concerned we have worked very carefully with our architect and with Town staff and in answers to any inquiries from the Commission itself in presenting that entire application. I think we have touched and dealt successfully with both of the points that were just raised.

President Bouvier: Thank you. I didn't have the opportunity to ask Mr. Dellaccio if he had seen the architectural rendering of the proposed project.

Mr. Dellaccio: Only the older design which did not reflect any of the changes to the original building but I don't know if that was put into the meeting.

President Bouvier: Maybe that is something, Attorney Brady, you could share with him so he can see the updated version.

Mr. Brady: I don't have anything with me as a matter of fact. I'm sorry.

Mr. Dellaccio: Was that accepted as a condition?

Mr. Brady: No.

President Bouvier: No that would not be placed as a condition. That was not a condition or a Town Planning and Zoning condition.

Mr. Dellaccio: Thank you.

President Bouvier: Thank you sir. Any questions or comments from the Council? If not we will close the public hearing at this time.

The hearing adjourned at 7:10 p.m.

Norma W. Cronin
Town Clerk/Council Clerk