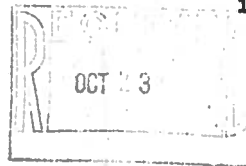


161-108

ORIGINAL

VERBATIM PROCEEDINGS



WEST HARTFORD TOWN COUNCIL

RE: IMMEDIATE MEDICAL CARE CENTER
445 SOUTH MAIN STREET

OCTOBER 9, 2001

WEST HARTFORD TOWN HALL
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT
6:05 P.M.

POST REPORTING SERVICE
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HEARING RE: IMMEDIATE MEDICAL CARE CENTER
OCTOBER 9, 2001

1 . . . Verbatim Proceedings of a hearing
2 before the West Hartford Town Council in the matter of
3 Immediate Medical Care Center held on October 9, 2001
4 at 6:05 p.m. at the West Hartford Town Hall, 50 South
5 Main Street, West Hartford, Connecticut. . .
6
7
8

9 CHAIRPERSON MAYOR ROBERT BOUVIER: We
10 can open the public hearing on the Immediate Medical
11 Care Center. I'd like to open the public hearing on
12 the application on behalf of the Immediate Medical Care
13 Center d/b/a as the Hartford Medical Group for an
14 amendment to the Special Development District at 445
15 South Main Street to permit a medical and general
16 professional office use, to make minor alterations to
17 the parking and landscaping, add a 2576 foot addition,
18 and to make interior alterations in the building. And
19 this was continued from our September 25, 2001 meeting.

20 Ms. Cronin, would you please call the
21 roll?

22 (Whereupon, the roll call was taken.)

23 CHAIRPERSON MAYOR BOUVIER: I would just
24 like to read into the record from McDermott, Reynolds

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1 and Glissman an application dated August 6, 2001
2 requesting the amendment. And from our Town Planning
3 and Zoning Commission recommending by unanimous vote
4 approval subject to the findings dated October 4, 2001.
5 And that's the designation that we were waiting for.
6 And then the presentation itself.

7 From our Town Review Advisory Committee
8 Town of West Hartford dated September 17, 2001 by
9 unanimous consent recommending approval, again subject
10 to findings.

11 Would the applicant like to come forward
12 at this time? Attorney Glissman.

13 MR. DAVID GLISSMAN: The applicant has
14 no further information to submit and absent you're
15 having questions, thanks you for your courtesy and
16 consideration.

17 CHAIRPERSON MAYOR BOUVIER: Thank you
18 very much. Questions from the Council? Mr. Donatelli.

19 MR. CARL DONATELLI: I have one
20 question. If we, we have recommendations, I don't know
21 who this goes to perhaps Mr. Alair, from the Design and
22 Review where they say a No. 3 building, security
23 lighting shall be low intensity and should be reduced
24 after the close of business. If we accept that does

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OCTOBER 9, 2001

1 that become what has to be done or do we have to say we
2 want that to be done?

3 MR. PAT ALAIR: Later tonight when
4 you're debating the conditions of approval you could
5 add that, propose that as a condition of approval and I
6 will note furiously and it will go in the file.

7 MR. DONATELLI: All right.

8 CHAIRPERSON MAYOR BOUVIER: Ms.
9 Gillette.

10 MS. LIZ GILLETTE: This is for Attorney
11 Glissman and you may or may not be able to answer,
12 would you, I guess I'm asking, would you be amendable
13 to a condition or not be amendable for any reason to a
14 condition that upon approval of the Town Planner and
15 the plans appropriate wiring and sprinkling systems be
16 installed for the plantings you have intended upon his
17 approval would there be a problem with that?

18 CHAIRPERSON MAYOR BOUVIER: Attorney
19 Glissman.

20 MR. GLISSMAN: Well, I wasn't
21 anticipating a comment like that. I don't know if
22 there is a system in place.

23 MS. GILLETTE: There may be.

24 MR. GLISSMAN: Is there?

1 MS. GILLETTE: I don't know. And
2 basically this goes to the issue, I'm feeling very
3 sensitive about landscaping and I'm normally very
4 sensitive about people putting it in, not because of
5 your project, but people putting it in and then not
6 watering it and it dying and then we wait a full year
7 because the moon is in the wrong place to replace it.
8 And I guess it's a maintenance issue really and to make
9 sure that the appropriate irrigation maintenance is,
10 will also be put in place.

11 MR. GLISSMAN: I know that they would
12 have absolutely no problem with your obligating them to
13 maintain their landscaping and replace dead and dying
14 plants as appropriate. I don't have a client here to
15 look at and say, what does it cost to put a sprinkler
16 system to it. My guess is, I'd rather that you not put
17 that condition on and get to the same place by
18 obligating them to maintain thus giving the town
19 planning staff enforcement capabilities if they do not.
20 If you feel strongly about it, I don't think that they
21 would strongly object.

22 CHAIRPERSON MAYOR BOUVIER: I would have
23 to think that if they're going to invest in the amount
24 of landscaping that they proposed, that they're going

1 to maintain it. I drove past one of their facilities
2 in Avon that's brand new and I couldn't believe what I
3 saw. Absolutely incredible, just the landscaping was
4 impeccable. I think they did a terrific job. It's a
5 nice addition and I would have to think that that theme
6 would be consistent and carry over in the proposal
7 here.

8 Ms. Gillette.

9 MS. GILLETTE: One would hope that would
10 be the case. As I watch thousands and thousands of
11 dollars of large trees die from neglect behind Babies R
12 Us. I would have thought they would have maintained
13 that landscaping too. And when it dies, as far as
14 maintenance went, oh, we can't replace it in the
15 spring. Oh, we can't replace it in the summer. Oh, we
16 can only replace in the fall but we won't know if it
17 lives until next spring and if it's dead, oh, we can't
18 replace it. And it was all because they don't have any
19 water back there.

20 CHAIRPERSON MAYOR BOUVIER: It's going
21 to cost them some extra money too.

22 MS. GILLETTE: Yes, it will, but in the
23 meantime -- I mean that's my concern. It may be there
24 already is a sprinkler system. It may very well be

1 that in a number of areas you don't need one there is
2 enough run off and rain fall for the type of planting
3 for it to be maintained. I guess, that's my, that's
4 the nature of my concern. And because -- you would
5 think they would maintain it and they may very well.
6 But we have seen where they have not.

7 CHAIRPERSON MAYOR BOUVIER: Mr.
8 Shulansky.

9 MR. JOHN SHULANSKY: Thank you, Mr.
10 Mayor. And I do not, I hope, Mrs. Gillette, you'll
11 appreciate I do not intend to try to get into a
12 discussion about agronomics this evening nor do I want
13 to, for the record suggest, that I'm in any way an
14 expert. But certainly from my experience attempting to
15 plant trees in the late spring and the summer it is a
16 folly. And that while irrigation may be a contributing
17 factor, it may not be the only factor that contributed
18 to the demise of those plantings behind Babies R Us.
19 And it could be any number of things including the way
20 they were planted and the soil that was used, etcetera,
21 etcetera.

22 I'm always concerned when we want to
23 impose a condition like this without knowing the actual
24 state of the irrigation. But I'm not concerned about

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1 imposing some sort of condition that relates to the
2 maintenance of the landscaping in accordance with the
3 plans as submitted to the Council for approval.

4 CHAIRPERSON MAYOR BOUVIER: Thank you,
5 Mr. Shulansky. Mr. Donatelli.

6 MR. DONATELLI: I think one step is to,
7 this is their front door as opposed to behind the
8 building where the only people that are looking at it
9 are residents and not customers. So hopefully that
10 will spur them to put their best foot forward, I would
11 think, they're right on the main drag.

12 CHAIRPERSON MAYOR BOUVIER: Thank you
13 very much. Any questions or comments from the Council?
14 If not, I close the public hearing.

15 (Whereupon, the hearing was adjourned at
16 6:13 p.m.)

161-176

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 22nd day of October, 2001.



Paul Landman,
President

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