

In The Matter Of:

*In re: Application on behalf of Udolf Mayflower 2 LLC
and Udolf Mayflower LLC*

*TOWN COUNCIL PUBLIC HEARING
October 24, 2017*

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TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

October 24, 2017, 7:03 p.m.

Legislative Chamber, Town Hall
50 South Main Street
West Hartford, Connecticut

In re: Application on behalf of Udolf Mayflower 2 LLC and Udolf Mayflower LLC, requesting a change of the underlying zone for 14 Mayflower Street from RM-3 (Multi-Family Residence District) to RP (Residence Parking District).

1 APPEARANCES:

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3 COUNCIL MEMBERS PRESENT:

- 4 Mayor Shari Cantor
- Leon Davidoff
- 5 Chris Barnes
- Judy Casperson
- 6 Denise B. Hall
- Chris Williams
- 7 Beth Kerrigan
- Ben Wenograd
- 8 Dallas Dodge

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10 TOWN OF WEST HARTFORD OFFICIALS:

- 11 Richard Ledwith, Executive Director of Human Resources
- Patrick Alair, Corporation Counsel
- 12 Mark McGovern, Community Development Director
- Essie S. Labrot, Town Clerk/Council Clerk

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14 FOR THE APPLICANT, UDOLF MAYFLOWER 2 LLC:

- Alter & Pearson, LLC
- 15 701 Hebron Avenue
- Glastonbury, Connecticut 06033
- 16 By: Robin M. Pearson, Esq.

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1 PRESIDENT CANTOR: I'm calling the public
2 hearing to order. Application on behalf of Udolf
3 Mayflower 2 LLC and Udolf Mayflower LLC, requesting a
4 change of the underlying zone for 14 Mayflower Street
5 from RM-3, "Multifamily Residence District," to RP,
6 (Residence Parking District).

7 Roll call, Ms. Labrot.

8 MS. LABROT: Mr. Barnes.

9 COUNCILOR BARNES: Present.

10 MS. LABROT: Ms. Cantor.

11 PRESIDENT CANTOR: Here.

12 MS. LABROT: Ms. Casperson.

13 COUNCILOR CASPERSON: Present.

14 MS. LABROT: Mr. Davidoff.

15 COUNCILOR DAVIDOFF: Here.

16 MS. LABROT: Mr. Dodge.

17 COUNCILOR DODGE: Here.

18 MS. LABROT: Ms. Hall.

19 COUNCILOR HALL: Here.

20 MS. LABROT: Ms. Kerrigan.

21 COUNCILOR KERRIGAN: Here.

22 MS. LABROT: Mr. Wenograd.

23 COUNCILOR WENOGRAD: Here.

24 MS. LABROT: And Mr. Williams.

25 COUNCILOR WILLIAMS: Present.

1 PRESIDENT CANTOR: Thank you. We have a
2 presentation from the applicant.

3 MS. PEARSON: Good evening, Madam Mayor,
4 members of the Council. My name is Robin Pearson.
5 I'm an attorney with the firm of Alter & Pearson, in
6 Glastonbury, Connecticut. I am pleased to be here
7 this evening on behalf of the applicant.

8 The applicant is Udolf Mayflower 2 LLC,
9 the owner of an undeveloped lot at 14 Mayflower
10 Street and also owner of property that's adjacent to
11 that lot, at 1150 New Britain Avenue, which is the
12 site that Tapas is located on.

13 The request is for a change of zone only
14 for 14 Mayflower Street, from RM-3, a multifamily
15 residential zone, to residence parking, referred to
16 as an RP zone, to allow 14 Mayflower Street to be
17 used for parking for the adjacent residential and
18 commercial uses that are owned by Udolf entities,
19 particularly Tapas. It will accommodate 16 parking
20 spaces, should the application be approved.

21 There is an overlay zone affecting the
22 properties that we're going to be speaking about
23 tonight called the Traditional Neighborhood
24 Development District, which will remain in place and
25 is not affected in any way by the application that

1 you are considering this evening.

2 I have already submitted a signed
3 affidavit to the clerk indicating that the sign has
4 been posted for the requisite seven days, and we have
5 transmitted to you just for reference, because we
6 don't have an overhead, had we known there was going
7 to be such an audience tonight, we might have done
8 one, but we decided that this was a fairly simple,
9 straightforward application, and to speed things
10 along, we relied on old-fashioned paper, so you have
11 received this evening a handout, which is just a
12 colored version of the plans you basically have,
13 except there have been some minor additions. And I'm
14 referring to this particular plan, which is 4 of 5,
15 Landscape and Lighting Plan, and you also have a
16 printout with three photographs on it of the -- two
17 of those are concerned with 14 Mayflower Street, and
18 one shows the other property on which Tapas is
19 located, 1150 New Britain Avenue, by which that back
20 parking lot would be accessed if this is approved.

21 I'd like to introduce who's here this
22 evening for the presentation. First is Robert Udolf,
23 who is the principal in Udolf Mayflower 2, the
24 applicant, and also in Udolf Mayflower LLC, which is
25 the owner of 8 Mayflower Street, and I'm pointing to

1 this handout that you have, which is this parcel
2 right here, on 4 of 5, and also this commercial
3 structure, which is 1152 through 1160 New Britain
4 Avenue, as well as 1150, which is the Tapas site.
5 Well, actually, no, that's owned by Mayflower 2.
6 Mr. Udolf will answer questions, if you have any;
7 otherwise, he is going to listen and keep his fingers
8 crossed and hope that this application gets approved.

9 With me tonight participating in the
10 presentation is Chuck Coursey, of Coursey & Company.
11 He worked with Mr. Udolf to go to the neighborhood
12 and other area constituents and present the plan over
13 a fair period of time, soliciting input from them,
14 even before the plans were submitted to this Town
15 Council, to get feedback and to change the plan as
16 appropriate. He has provided you with an updated
17 report, dated October of 2017, and he will, of
18 course, go through that and present it to you.

19 So, I'd like to locate the properties for
20 you. There are four Udolf properties located at the
21 northeast corner of the intersection of Mayflower
22 Street and New Britain Avenue. The only property
23 that we are talking about tonight, that is the
24 subject of this application, is the colored 14
25 Mayflower Street. The request for zone change only

1 affects this piece of property. Everything else is
2 currently operating under approvals, site plan
3 approvals or long-standing uses in the community, and
4 are not affected in any way by this proposal, except
5 to the extent that they will benefit from having
6 additional parking, which they can use, and that is
7 certainly the intent.

8 With regard to those properties, 14
9 Mayflower is, of course, vacant. You have that
10 photograph in front of you which shows that it's
11 paved. It also is blocked off with concrete blocks
12 to make sure nobody uses it for parking, even though
13 that at some point was someone's intention. The
14 other property, 8-12 Mayflower Street, is in an RM-3
15 zone and it has three residential units in it and a
16 salon/spa.

17 This property in front is a one-story
18 commercial structure and it houses a barber shop, a
19 hairdresser, pizza, caterer, and there's going to be
20 a new fusion noodle restaurant going in. That's an
21 ongoing commercial use that changes over time; people
22 come and go, various tenants, and they're all going
23 to be very pleased to have the extra parking, should
24 that be approved, particularly with regard to their
25 employees who currently do park on Mayflower Street.

1 I'd like to just quickly point out for
2 you the zoning in the area. 14 Mayflower is an RM-3
3 zone. These are zoned BS, this is BS, these are
4 business zones. Someone had a sense of humor. They
5 all have the Traditional -- the TND, it's called, the
6 Traditional Neighborhood District, overlay on them.
7 Next to this property, the 14 Mayflower site, is
8 parking and commercial use at the Elmwood Center, so
9 that if this is approved for parking, it will just be
10 a continuation of parking, separate, there's not
11 going to be cross-use, but it will be comparable to
12 and compatible with the use that's adjacent on the
13 easterly side; that is in a BG zone and also has that
14 TND overlay and is a special development district. I
15 said BG; it's BC. Across the street is BC also, all
16 along here. There is a condominium. This is RM-0
17 over here, and this is RM-3 right across the street.
18 Everything to the north, however, is single-family.

19 There is also, anticipating you may ask,
20 a residence parking site that has been approved in
21 the neighborhood, and that is adjacent to and to the
22 north of what was at that time the Elm Theater, so on
23 Quaker Lane; that is an RP location, a residence
24 parking zone, and it was put into place many years
25 ago to accommodate parking for the theater. Like

1 this property, should this be approved, it serves as
2 a buffer to single-family and
3 mixed-office/single-family to the north, and there's
4 a condominium now, Quaker Green, across the street on
5 the other side, very similar zoning pattern. You
6 also have the same -- in about 2014, the Town Council
7 approved a residence parking district further to the
8 west before New Britain Avenue as you go towards the
9 mall; it's at the intersection with South Main Street
10 and is located -- served as additional parking
11 where - what used to be there? - Blockbuster Video,
12 if that helps you locate it. Now it's the Verizon
13 facility. But, again, same sort of situation, where
14 the residence parking zone was used as a buffer, a
15 landscape buffer, to residential uses on the other
16 side of that district.

17 So, just as those uses were approved or
18 the residence parking zoning was adopted in the past
19 for similar situations, we believe that it is also
20 equally appropriate at this particular location. The
21 purpose of the residence parking zone is specifically
22 to act as a buffer between residential and commercial
23 uses. It's defined at Section 177-3(d) in your
24 regulations, at which point it says, "The purpose of
25 this district is for the development of parking

1 facilities adjacent to business and industrial
2 districts, where the extension of other business
3 activities would be detrimental to adjacent
4 residential areas. A high degree of control over the
5 parking layout is necessary because of the proximity
6 of parking in residential uses."

7 That particular regulation recognizes the
8 appropriateness of allowing any parking use between
9 commercial and residential zones specifically because
10 the residence parking zone does not allow for
11 construction of any structure once it's put into
12 place. The only thing that can be used there or
13 placed there or the only use that can take place
14 there is parking for the commercial uses that it
15 serves. So someone might ask, Well, why didn't you
16 do a special development district, which of course
17 can limit what can be done in a particular site? The
18 residence parking regulation serves the same purpose,
19 because the only thing you can do on that site after
20 that is imposed is what is approved as part of the
21 residence parking application, so you'd have to come
22 back and rezone the property to do anything else. It
23 doesn't open up the door to any other uses or any
24 other structures.

25 The definition says, "A high degree of

1 control over the parking layout is necessary because
2 of the proximity to residential uses, and to make
3 sure that the impact on residential properties is
4 minimized, standards of design for residence parking
5 area are set out in the code. The depth and extent
6 of the buffer required was established within the
7 code when it was adopted for the purpose of
8 protecting an adjacent residential area from any
9 impacts that might be associated with the accessory
10 parking." And that's an important point, because
11 basically if you meet the requirements of the
12 residence parking zone, the Council has basically
13 predetermined, by virtue of adoption of that
14 regulation, that that is sufficient to buffer an
15 adjoining property. Whether it's appropriate to
16 impose it at a particular location is still left up
17 to you, but if you find it is appropriate and those
18 standards are met, basically you've satisfied the
19 requirement of serving as an appropriate buffer.
20 This residence parking proposal does meet those
21 standards.

22 The amount and quality of landscaping
23 proposed, designed by Jeff Gebrian, who is a
24 landscape architect, is significant and very
25 attractive. Referring to the plan that you have

1 before you, there are five red maple trees that will
2 be planted, as well as a mix of other trees. We have
3 flowering pear and hornbeam trees. The flowering
4 pears, in particular, are going to be on this side of
5 the parking area. There are spirea bushes and lilac
6 shrubs, 20 of those, so those are not -- you know,
7 they're going to be three or four feet high. They're
8 significant. They're going to be in the front, in
9 this landscaped area as you enter into the parking
10 lot. They're flowering and should be extremely
11 attractive. There are 11 viburnums proposed; these,
12 too, will go in at shrub height, but they grow to be
13 fairly substantial and will provide a lot of
14 coverage. There are 57 ornamental grasses proposed,
15 and daylilies and sedums are also planted. The
16 landscaping is quite attractive and extensive, and
17 all you have to do is take a look at the photographs
18 that were submitted with you this evening to see what
19 kind of scrappy landscaping there is currently at
20 that particular location. It will make a very nice
21 streetscape improvement. It will be a real benefit
22 on Mayflower Street.

23 The fencing also contributes to that.
24 For RP compliance with that RP zone, you have to have
25 complete screening, and in this instance, you do.

1 Going back from the property line 170 feet is going
2 to be a 6-foot-high stockade-type fence, total
3 screening. You cannot have that in front of the
4 building line, because it's deemed to be too blocking
5 of light and life and activity, so your regulations
6 say you can't have a fence that is higher than
7 4 feet. So at this location, from the building line
8 forward, there will be a 4-foot-tall picket fence,
9 which will supplement and be a decorative aspect to
10 the landscaping that is proposed.

11 So with regard to the improvements, the
12 applicant proposes to make the following changes, as
13 detailed in the RP zone design plans: The asphalt
14 curbing will be removed; the two lots will be on the
15 same level, allowing access between the properties;
16 the lot will be newly paved to accommodate 16 parking
17 spaces; and the addition of a fenced Dumpster
18 enclosure at the end of the lot furthest from
19 Mayflower Street will be positive addition. Right
20 now, everything sort of floats out in the open.
21 There will be two-way drive access in and out so that
22 employees can park here and people can use this site
23 for parking to be able to visit with these other
24 entities; however, there will be no change in the
25 one-way drive-in pattern for Tapas.

1 I should also add one other thing. This
2 is the only part of the application that is pending
3 before you, but there is a site plan application
4 that's also pending to make certain changes here,
5 which I'll get into later. Irrelevant for this
6 particular consideration, but you should know that
7 that is also going to take place, but it cannot
8 happen unless this zone change to RP is approved
9 first. That's pending and it's being reviewed by
10 Town staff now.

11 I mentioned the fence to you already that
12 replaces the chain-link fence. It will serve as a
13 complete buffer. We've talked about the extensive
14 landscaping and the type of trees, and the one-way
15 traffic flow through the Tapas site. Two down lights
16 are proposed within the landscape buffer, and they
17 have been designed to ensure no lighting will leak
18 onto the residential property to the north.

19 Why is Mr. Udolf pursuing this proposed
20 zone change? Most important to him and to his
21 tenants and I believe to the neighborhood is, it's an
22 opportunity to provide parking to get cars off of
23 Mayflower Street. Currently, employees of those
24 businesses do park on Mayflower, partly because their
25 leases prohibit them from parking in front of these

1 businesses, which are intended to be left open for
2 clients of those various businesses. This will
3 provide a place for everyone now to park, and it will
4 remove the incentive that currently exists to use
5 Mayflower Street. Mr. Udolf also realizes that
6 without more parking, it limits the opportunities for
7 securing good, high-quality tenants to Elmwood. The
8 additional parking is a positive. In fact, it cleans
9 up an area that if you were to travel down Mayflower
10 Street and look into 14 Mayflower Street, you would
11 think it was a parking area, because that's how it
12 has appeared for many, many years. It was never
13 permitted for parking. I don't know the back history
14 as to when somebody was told to close that up. It
15 was closed to parking when Mr. Udolf acquired the
16 property, but it has never been permitted for
17 parking, so someone used it and asphalted it, but it
18 was never legally so, so this would change that and
19 make very good use of that particular site. I
20 mentioned why that's positive: It removes the
21 incentive to park on Mayflower, and it allows for
22 very good traffic circulation through the existing
23 sites.

24 I'll mention one other thing. When the
25 applicant went to DRAC, Design Review Advisory

1 Committee, to take a look at this particular
2 application, they were pleased with it, and I'll go
3 through that in summary at the end. But the Design
4 Review Advisory Committee also requested -- there's a
5 storage shed and what appears to be a refrigerated
6 shed that are sort of free-floating and not
7 particularly attractive back there. They asked if
8 they could be removed, Mr. Udolf said certainly, so
9 as part of all of this processing, the zone change
10 first and then the site plan review, that's going to
11 take place and that area will be cleaned up also.

12 At this point, I think what I'd like to
13 do is ask Chuck to come on up and talk about his
14 outreach activities on behalf of this application.

15 MR. COURSEY: Thank you, Robin. Chuck
16 Coursey, of Coursey & Company, 21 Walbridge Road,
17 West Hartford, Connecticut. Madam Mayor, members of
18 the Council, I'm here tonight to give you a brief
19 overview, or an extensive overview if you'd like,
20 about the outreach efforts for this project.

21 You'll see before you that you have two
22 outreach reports: one that was sent in on Friday, and
23 an updated one that I gave you today, with apologies
24 to the paper that was wasted. There's just a couple
25 of minor additions in the new one, and I'll get into

1 that in a few minutes.

2 The outreach area, there's a map on the
3 board, we extended 300 feet, which is a little bit
4 further than what your Town ordinance suggests; that
5 was a total of 14 homes and one business on Mayflower
6 Street, 30 homes on Park Place Circle, that was
7 updated -- I'm sorry, 24 homes on Park Place Circle,
8 which is part of the condominium complex at the old
9 Talcott school, and then five homes on Cortland
10 Street, which runs parallel to Mayflower, just to the
11 west of Mayflower, as well as businesses along
12 New Britain Avenue. We also sent out invitations for
13 an informational meeting that we held at the XES Spa
14 on the 17th. There was a sign-in sheet; we had two
15 neighbors that came to that meeting.

16 What I try to do is, my first attempt at
17 outreach is over the phone. I attempted to reach all
18 the folks on the list by phone: some I was able to
19 talk to, some I left messages with, some didn't have
20 phone numbers; that's why we took the extra step of
21 having the neighborhood meeting, where we mailed all
22 the people on the outreach list, and then seeing we
23 only had two people that showed up at that, I then
24 walked the neighborhood the next day and dropped off
25 an informational packet at each home, again giving

1 them the invitation to give me a call and set up a
2 time to meet if they'd like.

3 In terms of who I did talk to, with
4 projects like these, obviously the most interest
5 comes from people that live the closest, and you can
6 see from your outreach report that the two, I call
7 them "the two Joannes," two very nice women who live
8 across the street from the site on Mayflower, Joann
9 Deming and Joanne Chrisoulis, I met with them
10 individually. Joann Deming actually came to our
11 meeting a few weeks ago.

12 Again, the purpose of outreach, I'm not
13 trying to go out there and convince people that this
14 is a good project. My job is really to go out there
15 and find out what people are concerned about so that
16 we can make needed modifications and changes to
17 respond to people's concerns before we get to a
18 public hearing like this. I'm trying to find
19 trouble, search for trouble, and find out what people
20 are concerned about. The concerns that both Joannes
21 had were not really with the proposed plan; it was
22 with the existing conditions. They complained that
23 it was dirty; there was a lot of litter. You have
24 those Jersey barriers there that many folks had
25 decided to use as their own front porch at many

1 times, which really bothered them, so they were -- I
2 don't want to characterize how they felt, but I can
3 tell you in all certainty that they were pleased that
4 it was going to be cleaned up. They wanted to make
5 sure the area was going to be cleaned up.

6 Mr. Udolf and I, and I know Mr. Udolf on
7 his own, we met a few times with Carmelo Magro, who
8 is our neighbor directly north of the property.
9 Carmelo is here tonight, so I don't want to speak for
10 him, but we did meet with him many times. Changes
11 were made to the plan, in terms of lighting and
12 landscaping, based on his input, and it's something
13 we certainly appreciated.

14 So, the outreach report that you have
15 from today compared to the one that was on Friday, I
16 received two calls since the October 20th outreach
17 report was done. One was from a William Hennessey,
18 who recently bought a home at 11 -- I believe it's
19 1164 -- or 62-64 New Britain Avenue, and he called up
20 and offered his support, which is something, quite
21 frankly, that I don't often hear, and he said that he
22 was going to send an email in to the Council; he
23 actually sent me a copy, and that's in the report as
24 well. The other call I received was from Charlie
25 Hilborn, and you all know Charlie. Charlie worked

1 very hard. He's a business owner in Elmwood, but
2 he's also done a great job in Elmwood in bringing, I
3 think it's 61 planters that he brought to Elmwood
4 Center, and so beautification is really at the top of
5 his list. We had a very long talk, and he told me
6 that I was free to tell you that he said anything
7 that beautifies Elmwood is something that he's all in
8 favor. Charlie, by the way, you can't see it on the
9 map, he lives in the condos here, and I believe he's
10 actually the closest condo member. There's about
11 five condo buildings that are within the 300 feet,
12 and I knocked on all those doors and tried to call
13 people in the buildings, left information, and I
14 believe Charlie is actually the closest one.

15 So with that, I would be more than happy
16 to answer any questions that you might have.

17 PRESIDENT CANTOR: Thank you,
18 Mr. Coursey. Does anybody have questions for
19 Mr. Coursey? I think we should probably go -- I
20 don't know if you have more of the application. We
21 would like to look at the sign-up sheet, too.

22 MS. PEARSON: I will take that as a
23 suggestion to be brief.

24 PRESIDENT CANTOR: You don't have to be
25 brief.

1 MS. PEARSON: Thank you, Chuck. I have
2 to just mention quickly, the Plan of Conservation and
3 Development, there's nothing specific in terms --
4 this is a zone change, so whether we meet it is
5 important for you to take into consideration. The
6 Elmwood Center does not have any specific
7 recommendation with regard to what should happen to
8 this particular piece of property. The only thing I
9 found was that it describes the center as being
10 comprised of commercial structures that date from the
11 '30s and the '50s, the neighborhood district has the
12 charm typical of older small-scale centers
13 established prior to the predominance of the
14 automobile, the architectural details of the building
15 provide the primary focus of the streetscape with
16 parking located in the rear or to the side. So the
17 only thing I can say is, certainly this plan is
18 compatible with that character of Elmwood and the
19 Elmwood district, as far as the Planning Conservation
20 and Development is concerned, runs to Mayflower
21 Street, so we're just on the easterly side of the
22 cutoff point.

23 If you look at the economic policies in
24 your Plan of Conservation and Development, they set
25 out some things that it certainly can be argued are

1 supported by this application: encourage the growth
2 and retention of the existing businesses in town.
3 These are all on pages 39 and 40; I'm just pulling
4 from them. Continued public improvement investments
5 necessary to stimulate and sustain private investment
6 holdings, this is now public, but it's certainly
7 sustaining and helping private reinvestment. Promote
8 private investment and redevelopment of underutilized
9 properties to achieve a higher level and quality of
10 land use, particularly in the southeast area of town.
11 Encourage private property owners to work together,
12 as they reinvest in their properties, by providing
13 shared parking and other shared infrastructure
14 improvements. And, lastly, preserve and increase the
15 quantity of trees in town, as well as other design
16 elements that will enhance streetscape beautification
17 and pedestrian uses. I think it's fair to say that
18 this proposal does that, substituting the handsome
19 landscaping we are suggesting for, as I referred to
20 it, sort of scrappy landscaping that exists right now
21 at that location.

22 Finally, staff reviews. You do have in
23 your materials, I'm sure, recommendation from the
24 Town Planning & Zoning Commission, which was a
25 unanimous recommendation, five-zero, in favor of

1 this. They found it consistent with the Plan of
2 Conservation and Development and with the purpose of
3 the residence parking district. Engineering said,
4 "We find the proposal and change acceptable." The
5 zoning enforcement officer said there were no zoning
6 concerns with this request for a zone change from
7 RM-3 to RP at 14 Mayflower. The Planner said, "Staff
8 notes that the requested re-zone to RP is consistent
9 with the purposes and definition of the RP zone, and
10 if your request is approved by the Town Council, the
11 future development of the parking facilities as
12 depicted on the submitted plan will be subject to
13 site plan review," which has been submitted
14 concurrently for review, which I mentioned to you.
15 Fire said they find no issues affecting fire
16 department access. The police department said they
17 had no concerns. And tonight, just before this
18 hearing began, Mark McGovern indicated to me that he
19 had a conversation with the fire chief who had said
20 they would -- the police would welcome this site
21 being improved and built out and lit. Dark spots on
22 a streetscape are not a positive for the safety
23 overall in a particular neighborhood, so they liked
24 that. Health district had no problems.

25 The only issue came up with the building

1 department, which said, "Taking a look at this, it
2 appears that since new spots are being created,
3 handicap parking spaces will need to be added." The
4 only thing I can say is, we're not sure about that,
5 but that's an issue that will be dealt with at site
6 plan. The only change that might come about is that
7 you could have to lose a space back here, if that's
8 the case, to accommodate a wider handicap parking,
9 but we've also gained a parking space here, so all of
10 that will be worked out during site plan and it's not
11 relevant for your consideration of the change of zone
12 to RP.

13 Finally, I'd just like to take you back
14 to what you need to consider when you consider this
15 application and decide it. Really what you're
16 looking at is whether the residential parking
17 district is appropriate for this location, and I
18 think it's fair to say that the purpose of the RP
19 zone is to serve exactly this type of situation and
20 to create parking with landscaping and screening that
21 will act as a buffer. I indicated to you that the
22 standards are met. We have a complete screening
23 wall, and we've proposed a very attractive and
24 generous mix of deciduous ornamental and flowering
25 trees, shrubs, grasses and plantings framed by a

1 handsome fence. It's been favorably reviewed by
2 staff, by the other two agencies who considered this,
3 and we hope you will look favorably on this request
4 for a change of zone to RP. Thank you.

5 PRESIDENT CANTOR: Thank you, Attorney
6 Pearson. DRAC was not necessary because there was no
7 site plan, right, approved?

8 MS. PEARSON: Did I not mention DRAC?

9 PRESIDENT CANTOR: I did not hear it.

10 MS. PEARSON: We did go to the Design
11 Review Advisory Committee; they did -- DRAC, it was
12 unanimously supported, and that's where they -- the
13 only thing they asked was that we consider getting
14 rid of these two, which again, is not relevant to the
15 zone change, but they had no problems with --

16 PRESIDENT CANTOR: But we don't -- I
17 don't have and I don't know if -- there was not a
18 letter in the record that we could find. We were
19 looking, and I don't know if there is one.

20 MS. PEARSON: It's only required for site
21 plan review; it's not required for -- pardon me?

22 MR. ALAIR: SPD.

23 PRESIDENT CANTOR: It is for SPD, but
24 this is not an SPD.

25 MR. ALAIR: Right.

1 PRESIDENT CANTOR: I knew it was reviewed
2 by DRAC, but I didn't have a letter.

3 MS. PEARSON: Thank you for helping me
4 clarify that.

5 PRESIDENT CANTOR: Thank you. All right.
6 Mrs. Hall, I know, has a question, but I want to --
7 why don't we get comments, then we can . . . Is there
8 anyone in the audience who would like to speak to
9 this public hearing? Come on up and state your name
10 and address, please.

11 ALISON QUINION: My name is Alison
12 Quinion, and I live at 91 Mayflower Street. I'm in
13 the neighborhood, and I know the neighborhood pretty
14 well. It's a wonderfully mixed neighborhood, and
15 we're all walkers. It's just wonderful, because we
16 go down and walk to the restaurants or walk down to
17 the shops, and it's just such a lovely place to live.
18 However, I am concerned about one thing that you
19 might want to keep in mind, and that is that since we
20 are so highly pedestrian -- can I point over here?

21 PRESIDENT CANTOR: Yes, but you have to
22 talk into the mic.

23 MS. PEARSON: I'll hold it and you stand
24 by the mic.

25 ALISON QUINION: How nice of you. Thank

1 you.

2 There's a light right here, and it's a
3 very sharp turn onto Mayflower, and you can't go very
4 fast; it's very sharp. Right here, there's parking
5 and people scoot around here and scoot out right
6 where the light is. These people back out into
7 traffic, and then you have these people down here who
8 either back out or come around. This is all driveway
9 because it's all a bent curve. Am I making sense?

10 MS. PEARSON: Yeah.

11 ALISON QUINION: Except for one little
12 spot that appears to be a telephone pole, that's
13 done, so it's very congested to walk, and I have a
14 neighbor who is wheelchair bound and he gets around
15 in his wheelchair all the time. It's very busy, and
16 after that, a fastrak dropoff, which I use; it's
17 great. A lot of people go through here walking. Now
18 it's tricky enough, but they're going to put yet one
19 more drive. You know what I'm saying? That's my
20 only concern really. I noticed on the front of
21 Tapas, if you Google it, it will show you on Google
22 Maps that they have a sign in front of Tapas that
23 shows to park in that huge Pepe's parking lot, and I
24 thought, Why on earth would they need another one?
25 But maybe it's not theirs; I really don't know.

1 Thank you.

2 PRESIDENT CANTOR: Thank you very much.
3 Is there anybody else that would like to speak?

4 SHELLY SINDLAND: I have to say, I didn't
5 really do my homework on this. My name is Shelly
6 Sindland, 44 Mayflower Street. I live in the area
7 that would be impacted. I guess my question is -- it
8 sounds like a great idea, anything to improve
9 neighborhood. My question, though, is: Will there
10 be a traffic study? My daughter already walks on
11 Mayflower every day to school, and cars fly by there
12 already, and that would be my concern. How big is
13 this parking lot going to be? How many cars will be
14 there? And does this mean another avenue to just
15 exit out of Mayflower and fly down the street? I
16 mean, I really wish we could have police officers
17 there watching all of it. I'm out there half the
18 time telling people to slow down. So my concern is,
19 where does this end? What if somebody else wants to
20 change zoning, is this opening up a Pandora's Box for
21 that? I just want to make sure that all of those
22 questions have been answered. I don't want to be
23 against this, because it is not kept, it's not nice.
24 I kind of wish it had been kept up before now. I
25 don't know why we have to do this to change the

1 direction of everything, because it is blight, and
2 there's trash and there's this and that. I just hope
3 moving forward that what is said is going to be done
4 is done. And I would like to know what's going to
5 happen with traffic, and has there been any study on
6 that, and what's that going to do for our street
7 already that cars fly down all the time. Thank you.

8 PRESIDENT CANTOR: Thank you. Anybody
9 else? Maybe Attorney Pearson would like to respond
10 to those questions. I know Mrs. Hall had a question.

11 MS. PEARSON: Just very quickly, you
12 should know that Udolf properties bought this about a
13 year ago, year and a half ago, 14 Mayflower Street,
14 so the condition of Mayflower Street, if it's a
15 concern, has certainly been something that was
16 attendant to a prior owner. Since Mr. Udolf acquired
17 the property, he has been working on these plans;
18 it's taken a long time. We had a lot of informal
19 meetings with Town staff before we even filed; went
20 out to the neighborhood before we filed. It has been
21 a long process. I know we've been working on this
22 for over six months. He also just told me, he has a
23 landscape firm go in there and clean things up every
24 week, so, you know, he has cared about keeping it
25 clean, but he definitely wants to make these

1 improvements to the site.

2 With regard to more generation and a
3 traffic study, I understand your concern and just
4 want to make it clear that this will not generate
5 more traffic. This is only accommodating existing
6 businesses, so there's nothing that's involved in
7 this particular application that's going to create
8 more traffic. It's just going to move cars, if
9 anything, off of Mayflower and make Mayflower an
10 easier, less congested area, where people might be
11 concerned about cars backing up or whatever and have
12 cars on the street that could impede visibility for
13 that to happen.

14 I think that addresses the concerns. We
15 see it only as a positive addition and hope that once
16 it's completed, should it be approved, that people
17 will look back and forget whatever it looked like
18 without it and believe that it is a positive addition
19 for the Mayflower neighborhood.

20 Did you have anything else, Chuck?

21 MR. COURSEY: No.

22 MS. PEARSON: Thank you. And you said
23 you might have a comment?

24 PRESIDENT CANTOR: Mrs. Hall has a
25 comment.

1 COUNCILOR HALL: Two quick questions.
2 With this area opened up, do we envision any
3 deliveries coming through there for any of the
4 businesses? I'm just thinking because you would have
5 a resident right on the other side of the fence and
6 would that imply any noise from trucks coming in?

7 MS. PEARSON: Again, nothing's going to
8 change from what currently exists.

9 COUNCILOR HALL: Except nobody could
10 drive in there.

11 MS. PEARSON: In terms of the businesses,
12 so the types of vehicles that are getting to the site
13 now would be the same. There will be small delivery
14 trucks. Typically, they pull up in front of the
15 facilities. They're not going to unload from over
16 here and stop back there. It's certainly conceivable
17 that you could have a UPS truck or somebody
18 delivering to the Tapas go through and come back out
19 this way, yes, that's conceivable.

20 COUNCILOR HALL: Then my other quick
21 question is, there is not currently a Dumpster in
22 that far corner, that's just a new proposed Dumpster
23 there, right?

24 MS. PEARSON: Yes.

25 COUNCILOR HALL: So will the existing

1 Dumpster pad right in back of -- right in that
2 corner, will that remain there?

3 MS. PEARSON: You mean over here?

4 COUNCILOR HALL: Yes.

5 MS. PEARSON: Yes, that will remain, will
6 it not, Robert?

7 MR. UDOLF: Yes. Robert Udolf. The plan
8 right now is to keep it. I'd like to eliminate it,
9 and that's what we're going to have to study a little
10 bit, and then that would open up the back of this, in
11 the back of Mayflower, if I had one can over here.

12 COUNCILOR HALL: Again, my concern is,
13 I'm trying to think of how this use will change and
14 if there's a resident on the other side, are they
15 going to, you know, end up hearing Tapas throwing out
16 bottles at midnight in the Dumpster or something like
17 that, and are they hearing that now because it's over
18 here? I don't know whether there's any answer to
19 what I just addressed.

20 MR. UDOLF: Tapas has their own Dumpster;
21 that's not their Dumpster. Their Dumpster is in the
22 back area.

23 MS. PEARSON: Which will be eliminated
24 and moved over here and screened and landscaped
25 around it.

1 MR. UDOLF: Tapas is not using the
2 Dumpster behind Mayflower where the retail stores
3 are.

4 COUNCILOR HALL: Then, conceivably, we
5 might hear more noise in this corner now?

6 MR. UDOLF: It would be the same pickups
7 that Tapas already has, because they have a Dumpster
8 back there now. It's going to be moved and it's
9 screened.

10 COUNCILOR HALL: Okay. Thank you.

11 PRESIDENT CANTOR: Thank you, Mrs. Hall.
12 Any other questions? Mr. Wenograd.

13 COUNCILOR WENOGRAD: Thank you, Madam
14 Mayor. A couple of questions. First, thank you to
15 the residents who testified tonight; I had similar
16 concerns.

17 A couple of questions from the plan. The
18 current chain-link fence, just trying to get a
19 perspective as to where you're doing modifications,
20 is that staying?

21 MS. PEARSON: No, it's being removed.

22 COUNCILOR WENOGRAD: Is that where the
23 stockade ends up being?

24 MS. PEARSON: Correct, along this
25 boundary.

1 COUNCILOR WENOGRAD: Okay. So all that
2 shrubbery, that's all going; that's obviously pretty
3 ugly. The parking area, is it sort of similar to
4 what is there now in terms of the --

5 MS. PEARSON: Dimensions?

6 COUNCILOR WENOGRAD: Yeah.

7 MS. PEARSON: Basically, yes. It will be
8 cut into a little bit on this side, because of the
9 width that's required, but not a lot. There will be
10 a landscape strip through there and complete solid
11 fencing.

12 COUNCILOR WENOGRAD: All right. And I'm
13 looking at Google Maps, and it looks like there's a
14 pole in that corner. Is that in the way? There
15 seems to be a telephone pole sort of back in that
16 corner where the turn would be.

17 MS. PEARSON: I know we've looked at it,
18 and there's nothing that's going to impede the
19 ability to use that particular area.

20 COUNCILOR WENOGRAD: All right. The
21 other -- back to the concerns that were raised, so on
22 Mayflower, there is that long curve, that driveway,
23 the exit, that whole area up to the telephone pole,
24 from north down to the telephone pole is one big curb
25 cut. Does this then become just an extension of that

1 current curb cut? Right now, it's a pretty long
2 curve, and I understand the concerns walking if you
3 don't know where cars are coming out.

4 MS. PEARSON: There will be no physical
5 barrier right here, if that's what you're asking.

6 COUNCILOR WENOGRAD: Well, along
7 Mayflower there's currently no barrier in the curve
8 to prevent people from parking, pulling directly into
9 the spots in front of those buildings.

10 MS. PEARSON: There is nothing proposed
11 on this -- the RP zone has nothing to do with this
12 side. There's nothing proposed here, there's no
13 physical barrier here, so in effect, if your question
14 is will this be connecting asphalt, the answer's yes.

15 COUNCILOR WENOGRAD: Right. And my
16 concern is, given the current configuration, you've
17 got that 30 feet of uninterrupted non-curve, so cars
18 can come out sort of at any point along that stretch.
19 Again, south of where the new zone is, all along that
20 building, people can come out and now we're adding
21 another 10 feet of potential traffic -- actually,
22 actual traffic. It does seem like that is extending
23 that area for pedestrians in sort of the danger zone,
24 and I'm wondering whether the thought -- certainly,
25 it looks like as a system, it makes more sense to

1 have that parking where you're adding it, but could
2 that allow exit to be at that point only? In other
3 words, if you could create -- have people come in,
4 enter that area in the southeast corner where Tapas
5 is be able to come around the building on the west
6 side and then exit where the new driveway will be, I
7 think that would ease some of the problems for the
8 pedestrians. Again, I don't know if that's
9 overstepping our bounds in terms of the approval, but
10 I don't want to make things -- right now, even on the
11 current site, it's not a nice area to walk. I don't
12 want to make it worse by adding that extra area.

13 MS. PEARSON: Here's how I think we need
14 to address it. It's not part of the RP request. We
15 are going through site plan review, and we will
16 certainly look at those issues with staff as we go
17 through that. There's only so much you can do
18 without depriving existing tenants of their existing
19 parking. I think Mr. Udolf has been extremely
20 amenable to suggestions, as they've come up, as to
21 possible things that might be -- improvements that
22 could be made for this whole corner, which is an
23 older corner, preexisting, and I understand the
24 comments, but we do believe this will be an overall
25 improvement. You're going to have -- the in and out

1 at this location is going to be -- it's going to be
2 marked, also. This will be much clearer; it will be
3 clearly an entry to a driveway. I don't think it
4 would be -- I just think the idea that you might not
5 make this significant improvement, which has so many
6 positives for Mayflower, out of that particular
7 concern, which I'm not denigrating in any way, but I
8 do think if you're doing pros and cons, the pros so
9 outweigh that potential concern, I think you can only
10 look at this as being an improvement for Mayflower in
11 that particular area. That said, I'm sure Mr. Udolf
12 commits to taking a look and seeing what, if
13 anything, can be done to address that situation. But
14 they're two separate applications.

15 COUNCILOR WENOGRAD: Thank you. Two
16 other quick things. One, I understand that you're
17 new to the property, so you don't get the blame for
18 the current condition. Do we know, has there ever
19 been a house put there? Has it always been
20 unimproved property?

21 MS. PEARSON: I can't say there's never
22 been a house there. From my 4R years in
23 West Hartford, there's been no house there. I don't
24 know if -- everybody's shaking their heads on my
25 team, saying they're not aware that there ever was a

1 house. I did mean to mention in my presentation, I
2 expect that it's not ever going to be a location in
3 which somebody wants to build a single-family house,
4 also. This is a positive use.

5 COUNCILOR WENOGRAD: And that was my
6 understanding. Philosophically, I don't want to
7 encourage anyone to let multifamily homes go into
8 disrepair and then offer some other solution as
9 something better.

10 MS. PEARSON: That's not the case.

11 COUNCILOR WENOGRAD: This is clearly not
12 the case here, in terms of Mr. Udolf, but as a
13 general matter, the fact that the property become
14 blighted doesn't win points for improvement.

15 One other question. And, again, I
16 suspect that this is again because this is the type
17 of zoning change this is, rather than an SPD. Are
18 there any considerations for bike facilities in the
19 new area? Parking, I'd like to see other
20 transportation options as well, and I don't know
21 whether or not there's room or even if it's
22 appropriate to ask about bike facilities.

23 MS. PEARSON: I can tell you that it was
24 very tight fitting in two-way traffic in that parking
25 lot and still meeting the requirements of the

1 residential parking district for landscaping and a
2 planted area. Again, it's something we can look at,
3 but I would think the better place to have bicycle
4 racks would be closer to one of these uses.

5 COUNCILOR WENOGRAD: I agree, and that
6 was where I was kind of thinking of it, and I
7 understand that this is not a part that's being
8 changed, but --

9 MS. PEARSON: I assure you, we'll look at
10 the possibilities.

11 COUNCILOR WENOGRAD: If we can look at
12 the whole, as we're having parking for the employees,
13 again, the other way to relieve some of the parking
14 pressure is by better bike facilities. Thank you.

15 PRESIDENT CANTOR: Thank you,
16 Mr. Wenograd. Ms. Kerrigan.

17 COUNCILOR KERRIGAN: Thank you, Madam
18 Mayor. Just so I understand what we're talking about
19 here with respect to the RP request, on Mayflower
20 where the traffic is coming in and leaving, that will
21 be new. Right now, there's no traffic coming and
22 going.

23 MS. PEARSON: Correct.

24 COUNCILOR KERRIGAN: So if I lived on
25 Mayflower, I'm certainly going to see increased

1 traffic going in and out that I hadn't experienced
2 before. That's a question.

3 MS. PEARSON: Coming in and out of the
4 site, potentially. Parking in the area, I cannot
5 say, because what they're going to experience -- what
6 they experience now is anybody who can't get a
7 parking space there is parking on Mayflower Street,
8 so if you total it up, in terms of whether there are
9 going to be more cars on Mayflower Street, there's
10 nothing about this to indicate that you're going to
11 have more people coming to this shopping center, to
12 the center; you're just going to be able to
13 accommodate them on-site, instead of having them
14 parking on Mayflower Street or on New Britain Avenue.

15 COUNCILOR KERRIGAN: I so appreciate
16 beautification, I think we need a lot of
17 beautification, I love the idea, and I love Tapas,
18 and I know every time I go in from New Britain Ave.,
19 I go down to the end, parking is tight, but I make a
20 U-turn when I'm done eating, and I could head back
21 out New Britain, which typically there's not a lot of
22 pedestrian traffic. My concern is that now with the
23 option, I go into Tapas, I would eat, and then I
24 would probably come out Mayflower because it's just
25 going to be easier, and if I lived on Mayflower, I

1 might not be so happy about that.

2 MS. PEARSON: Your point is well-taken.
3 The only thing I would say is if you're coming back
4 out this way, if you're going to this part of town,
5 you still may take that turn on Mayflower. If you
6 are not going to be going down Mayflower anyway,
7 someone -- if you were coming this way, you would
8 still come out and go wherever you were going on
9 New Britain Avenue. It is conceivable that for this
10 portion, from the end of this property line going
11 south, you might experience more cars traversing on
12 Mayflower, but the direction is not impacted by
13 people coming or going to this site, they'll still --
14 when they're leaving, they're still going to
15 follow -- if they were going to go down Mayflower
16 before, they'll go down Mayflower now.

17 COUNCILOR KERRIGAN: Oh, yeah, and I'm
18 not inferring that at all, and I'm not inferring that
19 more individuals will go down because of the flow of
20 traffic. My concern is if I lived on Mayflower, I
21 think I might experience an increase of traffic
22 coming out of that parking lot, so I'm --

23 MS. PEARSON: Certainly from this point
24 going this way, yes.

25 COUNCILOR KERRIGAN: Okay. So when you

1 design it such to avoid the increased traffic on
2 Mayflower?

3 MS. PEARSON: There's not enough width
4 here. If we had been able to make this two-way, we
5 would have, but there's not enough width on the site.
6 You'd have to take Tapas out to make the driveway
7 wide enough for two-way traffic.

8 COUNCILOR KERRIGAN: Well, then how do
9 trucks do it now?

10 MS. PEARSON: I bet they don't -- you
11 know what? I don't know the answer to that. Robert,
12 do you know how trucks manage?

13 MR. UDOLF: No, I don't.

14 MS. PEARSON: He doesn't have an answer.

15 COUNCILOR KERRIGAN: Well, they do
16 manage.

17 MS. PEARSON: They do manage. Probably
18 what they do is they pull in here and unload and go
19 out on New Britain Avenue. I don't know.

20 COUNCILOR KERRIGAN: I think if you lived
21 on Mayflower, it would be the preferred way to allow
22 increased parking is to have that flow go back onto
23 New Britain. Thank you.

24 PRESIDENT CANTOR: Thank you,
25 Ms. Kerrigan. Mr. Dodge.

1 COUNCILOR DODGE: Thank you. I agree
2 with Mr. Wenograd that, you know, when I first looked
3 at this, I thought traffic flow was going to be
4 designed so it would go one way, pass Tapas and out
5 Mayflower, and I hope that's maybe something you guys
6 can look at, at some point, but for the time being, I
7 actually think that this is going to improve traffic
8 on Mayflower, because when you walk by there, you
9 know, the way people park on that curve is crazy
10 sometimes, and so if we can encourage people to park
11 in more appropriate parking spaces, I understand that
12 we're adding a curve cut there, but I would much
13 rather have people pulling in and out of there, like
14 a normal parking lot, than the way people are parking
15 now, and so if we can divert some of the parking
16 there, I think that's going to be an improvement. I
17 just want to say thank you, because I think this is a
18 good improvement for this property.

19 MS. PEARSON: I appreciate that. Just a
20 personal note. When I had a house on Prospect
21 Avenue, and I know you've heard this from neighbors,
22 the thing I hated most was people parking on my
23 residential street in front of my house, making it
24 difficult to get in and out of my driveway, making it
25 difficult to see at times balls going between cars,

1 as my children played in the front yard. More than
2 anything else, residents dislike parking on the
3 street in front of their house, unless it's by them
4 or one of their relatives or one of their guests. So
5 this takes away that, and I would hazard to say, it's
6 probably something you've heard a lot about from
7 various constituents because people don't like it.
8 So I think this will actually be a real improvement
9 for people who reside on Mayflower as a result of
10 getting parking off their street, parking that's
11 there all day, where people are coming and going,
12 employees coming and going in shifts. There is that
13 possibility for that single truck that comes twice a
14 week to deliver to Tapas or once a week to deliver to
15 Tapas now going down Mayflower, where it didn't
16 before. But, again, pros and cons, the overall
17 benefits, I think it's fair to say, are clear and you
18 have -- there's not a single negative staff report or
19 a P&Z or a Design Review Advisory Committee analysis
20 that indicated this is not a positive application, so
21 I hope we've been convincing and you're able to
22 approve this application. We do believe it's going
23 to be a positive one for Mayflower.

24 PRESIDENT CANTOR: Thank you.

25 Mr. Barnes.

1 COUNCILOR BARNES: One final quick
2 question here. You mentioned the homeowner of 20
3 Mayflower, Mr. Magro, and I see in the report that he
4 was contacted, he did a site review, et cetera. Has
5 he taken a position? Since he is the direct abutter
6 and he will be looking at that fence, has he voiced
7 an opinion?

8 MS. PEARSON: Mr. Coursey reached out to
9 him, and if he would like to say something, we would
10 certainly appreciate it. Would you be willing to
11 come?

12 CARMELO MAGRO: Sure.

13 MS. PEARSON: You have to identify
14 yourself.

15 CARMELO MAGRO: Carmelo Magro, 20
16 Mayflower Street. I've actually spoken to Udolf and
17 Chuck, as far as the fencing, the concerns that I did
18 have, so all that's been addressed and we're okay
19 with that, as far as that is concerned, with the
20 lighting, the fencing, the shrubberies. The biggest
21 thing was the light, because I've got a window right
22 there and I didn't want that light shining into the
23 bedroom. No other concerns.

24 COUNCILOR BARNES: So you're okay with
25 this?

1 CARMELO MAGRO: Yes.

2 COUNCILOR BARNES: Thank you.

3 SHELLY SINDLAND: Can I add one more
4 thing? I've got a question.

5 PRESIDENT CANTOR: Okay. We limit it to
6 three minutes, and you're only supposed to come up
7 once, so if you have a quick question to ask, you can
8 ask it, but it's not a position statement, if you
9 have a question.

10 SHELLY SINDLAND: Okay. I just want you
11 to consider, too, that the late bus gets off right
12 there, so I do feel like traffic has to be studied
13 more, because there will be more traffic on
14 Mayflower. My daughter's late bus gets let off right
15 there, so how is she going to get back and forth?
16 Right now, people don't park on the right side of
17 Mayflower, you cannot, so I disagree with what you
18 said.

19 PRESIDENT CANTOR: Thank you.

20 COUNCILOR KERRIGAN: Could I ask a
21 question?

22 PRESIDENT CANTOR: Yes.

23 COUNCILOR KERRIGAN: I don't want to drag
24 this out, but is it possible to ask a question of the
25 gentleman that lives on Mayflower? My concern is the

1 residents. So, are you concerned at all about
2 traffic now exiting onto Mayflower that never exited
3 onto Mayflower before.

4 CARMELO MAGRO: Well, there's going to be
5 some added traffic, as we had mentioned. I'm not
6 home as much as most people are, because I work
7 during the day, but as far as traffic concerns, yeah,
8 I do have some going in this direction. You guys had
9 mentioned truck stops and things of that nature.
10 Right now, the semi-trucks are actually parking on
11 Mayflower to do their deliveries, so that's what's
12 impeding traffic coming down Mayflower currently.
13 Yeah, there's going to be some increased traffic
14 coming in and out of here. You know, you guys had
15 mentioned that if this gets wider, perhaps there
16 would be more, but like I said, I don't see it today.
17 As far as increase going in the future, it's kind of
18 hard to say at this point.

19 COUNCILOR KERRIGAN: Thank you. Can I
20 ask one more question? There was no discussion about
21 whether or not it would be possible to increase
22 parking, which I think is fabulous, I'm all for
23 increased parking, I'm all for beautification, but to
24 have it the way it is now, where you come in and you
25 make a U-turn and you leave, just to continue the

1 flow of traffic the way it is, so it doesn't affect
2 the flow of traffic on Mayflower, but at the same
3 time, it increases parking and also beautification.

4 MS. PEARSON: The problem is, that is not
5 a design that Town staff would find acceptable at
6 all. For two-way traffic -- and that would still be
7 two-way traffic, if you go this way and turn around,
8 you've got people coming in and people leaving at the
9 same time. For two-way traffic, it cannot be
10 accommodated in this area unless you have -- and
11 that's another point I suppose you could raise. This
12 eliminates a potentially unsafe situation with people
13 turning around in Tapas and coming back out; that's
14 what you have right now. This alleviates that. So
15 in many ways, this is an improvement. That's another
16 to go into the pro column.

17 COUNCILOR KERRIGAN: I love Tapas, so I
18 park there, I turn around and come out, I haven't had
19 a problem. Is there a problem?

20 MS. PEARSON: I have no idea. But two
21 cars coming in at the same time are not going to be
22 able to navigate that driveway, there just isn't room
23 right now.

24 COUNCILOR KERRIGAN: Gotcha.

25 PRESIDENT CANTOR: Thank you. I was

1 wondering if we could have Mr. McGovern address the
2 late bus, and I don't know if there's something with
3 walking or pedestrians.

4 MR. MCGOVERN: Mark McGovern, Community
5 Development Director. Again, we don't have a site
6 plan application yet, so some of these questions are
7 things that we would do during our normal course
8 related to a site plan application, should this RP
9 zone request be approved. Engineering would look at
10 the turns and things. We would absolutely follow up
11 with the transportation office to look at the
12 location of the bus stops and so forth. We do that
13 through the normal course of our site plan process.

14 PRESIDENT CANTOR: Thank you very much.
15 Is there any other question? Ms. Casperson.

16 COUNCILOR CASPERSON: Thank you. This is
17 really directed to the applicant. What I see, I see
18 it as really simplifying the traffic on that corner.
19 Instead of having everything going in and out of
20 Tapas, we're looking at now potentially having a
21 one-way system going around the building. The
22 current businesses that have parking will maintain
23 that parking. We are increasing parking for the
24 residents on the street. We are no longer having as
25 many people on the street, so that when we possibly

1 have more opportunity to have a bus stop possibly a
2 little bit away from that, as we can look further
3 into that, thereby making the whole corner
4 potentially safer, is the way that I am
5 understanding.

6 MS. PEARSON: I'm not sure you addressed
7 a question to me, but I'm pleased to say that I
8 concur, because I do think getting parking off the
9 street can only be a benefit to the safe use of
10 Mayflower Street in that vicinity.

11 COUNCILOR CASPERSON: And we're getting
12 beautification as well.

13 MS. PEARSON: Yes, we are.

14 COUNCILOR CASPERSON: Thank you.

15 PRESIDENT CANTOR: Thank you, Ms.
16 Casperson. Ms. Kerrigan.

17 COUNCILOR KERRIGAN: Mark, let me just
18 make sure I understand what you're saying. We could
19 approve this for an RP zone, and then we can discuss
20 whether or not it's fitting to have two-way traffic
21 coming onto Mayflower? Is that what you're implying.

22 MR. McGOVERN: No. I was implying that
23 it's the Town Planner's authority to approve a site
24 plan application, which would have to be in
25 compliance with the requirements of Chapter 177. And

1 we also look at the operations of the plan as well
2 and involve other departments to look at operational
3 issues. I will take this feedback about bus stops
4 and traffic flow, make sure that's part of our
5 review, which will include planning staff,
6 engineering staff, and other departments as
7 necessary.

8 COUNCILOR KERRIGAN: And then there's a
9 possibility that perhaps the plan as we see it might
10 be revised?

11 MR. McGOVERN: Yes, absolutely, this plan
12 could be revised. This request is simply for the
13 zone change, not for a specific site plan. As part
14 of our process, this might be revised.

15 COUNCILOR KERRIGAN: That's an important
16 piece of information. Thank you, Mark, I appreciate
17 it.

18 MR. McGOVERN: You're welcome.

19 PRESIDENT CANTOR: Thank you very much.
20 So, this is a very separate thing. This is a zone
21 change to add 16 spaces, not a site plan.

22 MS. PEARSON: The only thing I would -- I
23 would add a caveat to that. The standards for the RP
24 zone still have to be embodied in whatever site plan,
25 ultimately, is approved, so the landscaping, the

1 fencing, all of that does have to remain and is not
2 going to be changed through the site plan review.

3 PRESIDENT CANTOR: Okay.

4 COUNCILOR KERRIGAN: I'm confused.

5 MS. PEARSON: RP zone requires this
6 buffer. If you approve this, it cannot be eliminated
7 through the site plan; it would then not conform to
8 the residential parking district requirements. So
9 this has to stay. Could there be more landscaping
10 required? Arguably, yes. But you can't reduce the
11 amount of landscaping and fencing that are on that
12 plan, because that plan currently adheres to your
13 requirements for the residential parking zone.

14 COUNCILOR KERRIGAN: Would the driveway
15 coming in and out change, or no?

16 MS. PEARSON: Conceivably.

17 COUNCILOR KERRIGAN: Okay.

18 PRESIDENT CANTOR: All set?

19 COUNCILOR KERRIGAN: I guess so.

20 PRESIDENT CANTOR: Okay. No. 5, we're
21 going to read into the record.

22 MS. PEARSON: Thank you.

23 PRESIDENT CANTOR: Thank you, Attorney
24 Pearson.

25 I'm going to read into the record, we

1 have a letter dated October 4, 2017, from TP&Z
2 recommending approval, and if there are no further
3 questions from the applicant, we will close the
4 public hearing. Attorney Pearson, Did you have
5 something?

6 MS. PEARSON: No.

7 PRESIDENT CANTOR: Okay. We will close
8 the public hearing.

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10 (Public hearing closed at 8:14 p.m.)
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1 STATE OF CONNECTICUT)
2 COUNTY OF HARTFORD) SS. AVON

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4 I, Ann W. Friedman, License No. 91, a notary
5 public for the State of Connecticut, do hereby certify
6 that this public hearing was taken before me at the
7 Legislative Chamber, Town Hall, 50 South Main Street, West
8 Hartford, Connecticut, commencing at 7:03 a.m. on Tuesday,
9 October 24, 2017.

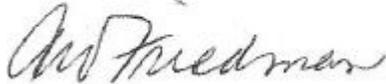
10 I further certify that these proceedings were
11 stenographically reported by me and subsequently
12 transcribed as hereinbefore appears; that this is a true
13 record of the proceedings to the best of my ability.

14 I further certify that I am not related to the
15 parties hereto or their counsel, and that I am not in any
16 way interested in the event of said cause.

17 Dated this 8th day of November, 2017.

18

19

20 

21 _____
22 Ann W. Friedman, Notary Public
23 My commission expires: 8-31-21.

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