

MINUTES OF PUBLIC HEARING ON A PETITION FROM PATRICK R. CARRAHER, TMR LAND PLANNERS ON BEHALF OF ALAN TEMKIN REQUESTING AMENDMENT TO PREVIOUSLY APPROVED SPECIAL DEVELOPMENT DISTRICT SITE PLAN FOR PROPERTY KNOWN AS SPICE GLEN CONDOMINIUMS AT 766 QUAKER LANE SOUTH TO MOVE ONE (1) SINGLE FAMILY RESIDENCE APPROXIMATELY TEN FEET SOUTHWEST FARTHER FROM WETLAND AREA AND BRING FACADE OF BUILDING IN LINE WITH ADJACENT RESIDENCES ALONG CINNAMON CIRCLE

February 14, 1995

Council Chambers

1149

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Vice President Owen Eagan called the hearing to order at 7:16 p.m.

Present were Councilors Robert Bouvier, Owen Eagan, Deborah Buckley for Sandy Klebanoff, Charles R. Matties, Patrick McCabe, Madeline S. McKernan, Larry Price and Alfred Turco. Councilor Andy Schatz did not sit on this application.

Vice President Eagan: We have just recently learned that Mr. Schatz cannot sit on this. We have eight. May we go forward with eight?

Mr. Temkin: Yes.

Vice President Eagan: Would you please come to the podium and identify yourself.

Mr. Temkin: My name is Alan Temkin. I am the developer at Spice Glen in West Hartford.

Vice President Eagan: Thank you, Mr. Temkin.

Mr. Temkin: We would like permission from the Council to do this. It is self explanatory in Pat's letter, just to move the house away from the wetlands by ten feet which will put it in line with the rest of the buildings on Cinnamon Circle. That basically is it. We have discussed this with the Planning Department and we need the Council's permission, I believe, because we are a foot and a half beyond where we can be without asking the Planner and his assistant to give us permission to do that. They need the Council's permission. That basically is it.

Vice President Eagan: Mr. Foster, do you have anything to add?

Mr. Foster: It is such a minor application but technically under the administrative amendment limitations you established areas such as yards and set backs I have a ten percent authority to recommend waivers to you which you would then authorize me to do an administrative amendment. In this particular instance, we are at about twenty percent

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waiver or point five feet on a side yard, on an angle point, where one house would be within about nine and a half feet of another where normally, again have twelve to fifteen foot side yards so in this particular instance there is some benefit derived as Mr. Temkin has indicated. The building is being moved forward in line with other homes but it is down to nine and a half feet, nine point three two, I think is the dimension in that one particular angle point. Otherwise, we would be recommending an administrative amendment or would have authorized Mr. Temkin to move right along with his project. It is very aggressive development marketing going on.

This foundation of course has been sitting there since the middle of last year as we tried to get an application put together and before you for hearing. The Planning Commission has recommended in favor of the proposal and made several findings about the minor nature of the deviation recommending in favor.

Vice President Eagan: Mr. Matties.

Councilor Matties: I'm just curious. You are not literally moving the building. You are going to move the pylons and then construct.

Mr. Temkin: Correct.

Councilor Matties: You just mentioned the foundation has been sitting there.

Mr. Temkin: What actually happened was on Halloween some youngsters moved stakes on us and fortunately they moved it in the right direction and the fellows went ahead and poured not realizing this and we then had our surveyors look at the situation. After people had poured we called Mr. Foster and he and the legal department here tried to help. They went out and looked at the site and everything seemed fine but we pointed out that where the foundation was we were about a foot and a half off and everybody tried diligently but there was no way to come up with a solution that didn't mean coming to the Council so that is why we are here.

Vice President Eagan: Who are those kids?

Mr. Temkin: I don't know but they had an awfully good time, apparently.

Vice President Eagan: Are there any other questions? Thank you, Mr. Temkin. Is there anyone here from the public who wishes to address this? If not, I will close the public hearing.

The hearing adjourned at 7:25 p.m.

Norma W. Cronin  
Recording Secretary