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TOWN OF WEST HARTFORD  
  
TOWN COUNCIL PUBLIC HEARING  
January 13, 2015, 8:10 p.m.,  
Legislative Chambers

Re: An Ordinance Permitting Farmers'  
Markets and Short-Term Events of a  
Charitable or Philanthropic Nature

1 A p p e a r a n c e s:

2 Town Council Members Present:

3 MAYOR SCOTT SLIFKA

4 CHRIS BARNES

5 DENISE HALL

6 LEON DAVIDOFF

7 CLARE KINDALL

8 SHARI CANTOR

9

10 Alternates

11 JOSEPH STAFFORD

12 JAMES NEEDHAM

13

14 RONALD VAN WINKLE

15 Town Manager

16

17 JOSEPH A. O'BRIEN, ESQ.

18 Corporation Counsel

19

20 PATRICK ALAIR, ESQ.

21 Deputy Corporation Counsel

22

23 ESSIE LABROT,

24 Town Clerk

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1 PRESIDENT SLIFKA: We're going  
2 to call to order the 7:25 public hearing.  
3 It's an Ordinance Permitting Farmers' Markets  
4 and Short-Term Events of a Charitable or  
5 Philanthropic Nature.

6 A roll call please,  
7 Ms. Labrot.

8 COUNCILOR CANTOR: Mr. Barnes.

9 COUNCILOR BARNES: Present.

10 MS. LABROT: Ms. Cantor.

11 COUNCILOR CANTOR: Here.

12 MS. LABROT: For Mr. Captain,  
13 Mr. Stafford.

14 COUNCIL ALT. STAFFORD: Here.

15 MS. LABROT: Ms. Casperson.

16 COUNCILOR CASPERSON: Here.

17 MS. LABROT: Mr. Davidoff.

18 COUNCILOR DAVIDOFF: Here.

19 MS. LABROT: For Mr. Doar,  
20 Mr. Needham.

21 COUNCIL ALT. NEEDHAM: Here.

22 MS. LABROT: And Ms. Hall.

23 COUNCILOR HALL: Here.

24 MS. LABROT: Ms. Kindall.

25 COUNCILOR KINDALL: Here.

1 MS. LABROT: And Mr. Slifka.

2 PRESIDENT SLIFKA: Here.

3 Okay. A presentation from the  
4 administration. Mr. Alair, I see you're  
5 already ready.

6 MR. ALAIR: I am. Good  
7 evening, Mr. Mayor, members of the Council.  
8 The ordinance you have before you right now  
9 is an ordinance which does two things. And  
10 it was just convenient to lump them together  
11 in a single change because they are to a  
12 single section in our schedule of permitted  
13 accessory uses.

14 And for some reason, my phone  
15 insists on being sideways, so bear with me  
16 while I crook my neck. If you look at the  
17 ordinance, the change, the text change is  
18 found in the schedules which are landscape  
19 oriented on the pages and they are in Item 9  
20 in that schedule. And they do two things.

21 The first is we came across a  
22 quirk, and it sort of evidenced itself in the  
23 Bishops Corner area. There is a farmers'  
24 market, a budding farmers' market in the  
25 Bishops Corner neighborhood, which is

1 currently located on the plaza where Crown  
2 Supermarket is located. They would like to  
3 move to another location right next door on  
4 the property where the Conover Super -- or  
5 Conover office building is located.

6 The quirk in our ordinances is  
7 we have allowed farmers' markets as an  
8 accessory use to grocery stores. They are  
9 not, however, an accessory use by any stretch  
10 of the imagination, to an office building.  
11 So the change allows us to allow them as an  
12 accessory use to any commercial or industrial  
13 use. It will allow us to have farmers'  
14 markets on essentially any commercial site in  
15 town in the parking lot where it makes sense,  
16 rather than only on a site that already has a  
17 grocery store.

18 At the same time, we came  
19 across a -- Siri is trying to help me with my  
20 presentation, excuse me -- at the same time  
21 we had a series of people come to us and say,  
22 we would like to do some kind of a charity  
23 event. We had a restaurant in Elmwood that  
24 wanted to do an event in their parking lot  
25 and have a local radio station broadcasting

1 live and they were going to do funds for  
2 charity.

3                   We've had other events  
4 outdoors, and technically our ordinances  
5 limit those kinds of events to the  
6 traditional church bazaar, church fair and  
7 they weren't really allowed on commercial or  
8 industrial properties without special use.  
9 If it's a restaurant, it would require an  
10 outdoor dining special-use permit, for  
11 example, which seemed a little excessive for  
12 some of these, one-day one-afternoon kinds of  
13 events.

14                   So in exactly that same  
15 subsection in the ordinance, we've added  
16 language that allows those kinds of events.

17                   They're already allowed at  
18 churches and other philanthropic or  
19 charitable institutions for up to three days.  
20 We're simply expanding that to allow them on  
21 any commercial or industrial property for,  
22 again, up to three days.

23                   PRESIDENT SLIFKA: Thank you,  
24 Mr. Alair.

25                   I have a question, and I'm

1 going to guess Mr. Davidoff covered this in  
2 the Committee Meeting. I was not there, so I  
3 just want to make sure I understand the  
4 parameters of this, because he and I were  
5 both approached by a resident some months ago  
6 who owned a restaurant who wanted to do an  
7 outdoor event adjacent to the restaurant, and  
8 that was something that I think was allowable  
9 under zoning, but it's sort of at the  
10 discretion of one of our departments as to  
11 whether there was enough parking, that was  
12 the appropriate permits for the food service,  
13 things like that. And that that one, at the  
14 time, didn't fit in the spot that was  
15 proposed.

16 This seems like it's very  
17 different and is really limited to, in the  
18 sense of food, just to farmers' markets. But  
19 I want to know is that, that example that I  
20 was talking about covered by this or is it  
21 not?

22 MR. ALAIR: That example is  
23 covered by this. It would still -- we would  
24 still want people to, for an event like that  
25 where food is being served, they would need

1 to deal with the health district about food  
2 licensing, adequacy of sanitary facilities  
3 that sort of thing. But it would allow that  
4 kind of event on the premises of a place like  
5 that, whereas before not really necessarily a  
6 traditional accessory use.

7 PRESIDENT SLIFKA: So this is  
8 the first cut --

9 MR. ALAIR: Correct.

10 PRESIDENT SLIFKA: -- from a  
11 zoning perspective be allowed subject to  
12 review by the health department, et cetera.

13 MR. ALAIR: It would involve  
14 health district review. It might involve  
15 review, depending on the nature of the  
16 activity. We've had restaurants that have  
17 wanted to do events from an Oktoberfest to  
18 the event you're talking about, which I think  
19 was an egg roll eating contest.

20 PRESIDENT SLIFKA: It was  
21 exactly that.

22 MR. ALAIR: And -- and --

23 PRESIDENT SLIFKA: I was going  
24 to be a participant in the contest.

25 MR. ALAIR: -- and sort of

1 affiliated in the food bits -- I was trying  
2 to get them to do an Easter egg-roll roll,  
3 but they wouldn't go for it -- but that kind  
4 of event.

5 And again, they're short-term  
6 things. They're not things that you want to  
7 have to bring somebody back to the town, to  
8 the TP and Z for a public hearing for an  
9 event that's going to last a day and may  
10 never happen again. So we're trying to give  
11 them a little flexibility here.

12 PRESIDENT SLIFKA: Thank you.  
13 Anyone else?

14 (No response.)

15 PRESIDENT SLIFKA: Well, okay.  
16 Did anybody signed up?

17 Nobody signed up.

18 MR. ALAIR: No one signed up.

19 PRESIDENT SLIFKA: Did anybody  
20 not sign up who wishes to speak to the  
21 subject matter of this hearing?

22 (No response.)

23 PRESIDENT SLIFKA: Okay. If  
24 not, and there's nothing further from my  
25 friends here, I have to read into the record

1 a letter dated January 6, 2015, from the Town  
2 Plan and Zoning Commission recommending  
3 approval. And if there's nothing else, I'll  
4 close the public hearing.

5 (Whereupon, the above  
6 proceedings were adjourned at 8:16 p.m.)

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## 1 CERTIFICATE

2 I hereby certify that the foregoing 10  
3 pages are a complete and accurate  
4 computer-aided transcription of my original  
5 verbatim notes taken of the Public Hearing in  
6 Re: AN ORDINANCE PERMITTING FARMERS' MARKETS  
7 AND SHORT-TERM EVENTS OF A CHARITABLE OR  
8 PHILANTHROPIC NATURE, held before the West  
9 Hartford Town Council, at Town Hall, 50 South  
10 Main Street, Room 314, West Hartford,  
11 Connecticut, on January 13, 2014.

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15 -----  
16 Robert G. Dixon, CVR-M 857  
17 Notary Public  
18 UNITED REPORTERS, INC.  
19 90 Brainard Road, Suite 103  
20 Hartford, Connecticut 06114  
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