

**WEST HARTFORD TOWN COUNCIL MEETING  
FEBRUARY 24, 2015  
LEGISLATIVE CHAMBER**

**ITEM #1: MEETING CALLED TO ORDER - 7:32 p.m.**

President Slifka: Okay, let's call the Council meeting to order and begin with the Pledge of Allegiance.

**ITEM #2: PLEDGE OF ALLEGIANCE**

President Slifka: Okay. We have a lot to get to tonight so we're gonna move right into it. It's a joke. In case anybody has seen the agenda, it looks very short. We are also short members and, but Mrs. Casperson may be here any second but this is so brief she also may miss the entire meeting, even if she's here in, like, five minutes. To those, if there's any students in the audience, you really picked the night where you hit the lottery tonight, I think. Not for the purpose of learning but for purpose of getting out quickly. So, let's start with the roll call, please, Ms. Labrot.

**ITEM #3: ROLL CALL**

Councilors Cantor, Casperson, and Hall were absent.

**ITEM #4: APPROVAL OF MINUTES**

President Slifka: Thank you, Ms. Labrot. We'll go to number four, Mrs. Kindall.

Councilor Kindall: Approval of the minutes for the Town Council Meeting of February 10, 2015. I move that we receive.

Councilor Captain: Second.

President Slifka: Motion has been made and seconded. Is there any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're up to the Public Forum.

**ITEM #5: PUBLIC FORUM**

President Slifka: Joe, can you grab it? No one signed up. Anybody here who wished to speak to an item on the agenda tonight? Not obligated to. Okay. Okay, then we will skip forward to Report from the Town Manager. Mr. Van Winkle, you're up.

## **ITEM #6: REPORT OF TOWN MANAGER**

Mr. Van Winkle: Thank you. I have a long report to give you. It's winter. It's not snowing this week so that's all good. We have blown through our snow budget. We put together a very healthy snow budget. This has been a busy season for us. The fact that we have spent our snow budget doesn't mean that we've overspent our budget. Within the Department of Public Works, we have saved in other areas and so we're still in good shape and hopefully spring, which is twenty-something days away, will come without another storm. So, we continue to clean up the town all around. You'll see work that the crews do, mostly overnight, to try to widen the roads where we have narrowed them and whatnot so that work will go on but it's been a tough winter. The Town Manager delivers his budget at the March 10<sup>th</sup> meeting of the Town Council and staff and the Town Manager are deep within those budget numbers and we've spent a lotta weekends here in Town Hall to prepare for this and we've spent a lotta hours working through our budget. The Council will receive that budget, have hearings within their committees, and then make a decision on the adoption of a budget in April, so it's our normal process, it's a complex process. This is a very large budget. We do a lot of work in various areas that we are concerned about and I know you know this but I just would say it for the record that we have an incredibly close working relationship with the Board of Education. We work with them on the budget. They don't just do it off in a closet somewhere as they do in other communities. They work with us, they sit with us, they walk through their projections, their expectations, what they think is going to help them bring in a budget that is as frugal as possible, so it's a great experience for me to be working with the Board so closely. That's really all I have. I'd be glad to answer questions if you have anything.

President Slifka: Mr. Van Winkle, not a question but just a couple comments. One, I'm sure I speak on behalf of the whole Council, we do share our compliments to John Phillips and his staff personally but, publicly, I'm sure we've all had discussions where residents have pointed out that, how pleased they've been with the plowing and then, especially when compared to, say, they complete their commute to an adjoining municipality and it's not nearly as good, so please pass that along to him and to the entire staff. Also, on the budget front, I wanted to share with you that I was at a meeting a few days back with a group of mayors and there was a mayor of another municipality who asked me to pass along his compliments because they have apparently adopted our entire format of the budget and that they had been, a relatively new mayor who was looking to do things differently in his Finance Department, and he went around and studied different budgets and they concluded that the presentation was by far the best in West Hartford and was the one where you could most easily find, if you were a member of the public or a member of the elected body, you could most easily find the information available, so please pass that along to your staff.

Mr. Van Winkle: Thank you.

President Slifka: Any other questions for Mr. Van Winkle? No? Okay. All right. Moving on, there is nothing to put on the Consent Calendar. There is no Unfinished Business. We have one item of New Business under number 9, Mrs. Kindall.

## **NEW BUSINESS:**

**ITEM #9: RESOLUTION AMENDING THE FEES FOR ROCKLEDGE GOLF COURSE (See Attachment A)**

**ADOPTED**

Councilor Kindall: Resolution Amending the Fees for Rockledge Golf Course. I move that we adopt.

Councilor Captain: Second.

President Slifka: Motion's made and seconded. Mr. Van Winkle, back to you.

Mr. Van Winkle: Yeah, each year as winter is ending, we take a look at fees for our public facilities and Rockledge Golf Course each year we try to adjust our fees to reflect the increasing expenses. These fees are shared with our, the operator of Rockledge, the Men's and Women's Clubs so they know what we are planning to do and we've had positive responses from them about the proposals. They're all small increases that we're talking about for most of the fees across various sorts of things from a single day there or a season ticket and the increases we're looking at are quite similar to what we've done in the past several years as we look forward to spring, so if there are any particular questions, I'd be glad to answer them.

President Slifka: Are there any questions for Mr. Van Winkle? No. Okay. All right then. There's no further discussion then we move, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

**ITEM #10: ANNOUNCEMENTS**

President Slifka: Okay. This may be the longest item of the meeting, Announcements. The Bishops Corner Neighborhood Association will have a Highlights & Happy Hour March 3<sup>rd</sup> from 6:00-8:00. The public is invited to join them that evening at the Bishops Corner Senior Center, 15 Starkel Road. Among the things you'll learn are about Bishops Corner development and update presented by, not here tonight, but Deputy Mayor Cantor, beautification enhancements, pedestrian and bicycle safety update, the update on the program art at Bishops Corner, and an update on their farmer's market and they have plans for a bigger and better one this coming year. The meeting will be followed by networking, food, and a winetasting provided by Maximum Beverage. They ask you to, that you RSVP to [bishopscorner@yahoo.com](mailto:bishopscorner@yahoo.com). There is a Mardi Gras Luncheon and Dance February 25<sup>th</sup> from 1:00-3:00 at the Elmwood Senior Center. Celebrate Mardi Gras with jazzy Dixieland music and a New Orleans' style lunch. An afternoon of dancing and entertainment will be provided by the talented and popular Survivors Swing Band. Beads and mask add to the fun. Cost is \$14.00 for members, \$16.00 for nonmembers. Writing a Memoir and Family History begins February 28<sup>th</sup> at 10:00 a.m. This is a twelve-week course offered at the West Hartford Public Library, which will teach you how to write your memoir and family history. Writers will meet at the main library at 10:00 a.m. for 2½ hours on

consecutive Saturdays so quite a commitment to develop manuscripts of memoir and family history. This is led by Diane M. Hunter, Emeritus Professor of English at Trinity College. Admission is selective. Interesting. I've never seen that in an announcement before, so please call 561-6970 for more information. Feathered Friends March 2<sup>nd</sup> at 10:00 a.m. Kasha Breau has a heart for birds of all sizes. She takes in the injured creatures and nurses them until they're ready to be released back on their own. She will share her delightful stories of rehabilitation with us at the Elmwood Senior Center, March 2<sup>nd</sup>, 10:00 a.m. Breakfast pizza, interesting, and beverages will be served. Probably popular with college students then. Cost \$3.00, members is \$5.00, \$3.00 for members and \$5.00 for others. Conversations on Aging, Relationships with Adult Children will take place Tuesday, March 3<sup>rd</sup>, 10:00-11:00 a.m. This is at the West Hartford Senior Center at 15 Starkel Road. These are workshops designed to give you the tools to build a happier and more fulfilling life. The Older Adult Team at Jewish Family Services are the presenters. And the always popular and 57<sup>th</sup> Annual production of Pops 'n Jazz at Hall High, featuring 100 student performers from Hall's acclaimed jazz bands, dancers, and singers opens March 13<sup>th</sup> with additional performances March 14<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup>, and 21<sup>st</sup>. The doors open at 7:00 p.m. and performances begin at 7:30. Tickets are \$13.00. The program, which varies slightly each night offers an array of American jazz classics from all eras, performed in big band and combo settings, highly choreographed jazz productions and featured solo performances. In addition to the student performances, invited guests from the ranks of professional musicians appear on selected evenings. This year, featured guests include Sheryl Bailey, who plays the guitar, on March 14<sup>th</sup>, Hall High alumnus, Doug Perry, percussion, on March 19<sup>th</sup>, and Luis Bonilla, who plays the trombone, on March 20<sup>th</sup>. Tickets can be purchased in person at the Hall High Box Office and online at [hallhighjazz.com](http://hallhighjazz.com). And last here, following up on Pops 'n Jazz, a special free matinee for senior citizens of Pops 'n Jazz will be held on March 18<sup>th</sup> from 2:00-3:30 p.m. There is no charge and tickets are not required but please arrive early for best seating. And that concludes the announcement list. Anybody have anything else? Everyone's quiet. Okay. Well then, go to Report from Corporation Counsel. Joe, I'm sure you got a big report on this night of all nights.

#### **ITEM #11: REPORT OF CORPORATION COUNSEL**

Mr. O'Brien: Well, in keeping with the theme of brevity, we don't need any Executive Session and I'll be happy to answer any questions.

President Slifka: Thank you, Joe. Are there any questions for our Corporation Counselor? Okay. Seeing none. Thanks, Joe. We do have one appointment tonight so, Mrs. Kindall, go ahead.

#### **ITEM #12: APPOINTMENTS**

Councilor Kindall: All right. Okay. I move that we appoint Rebecca A. Hajosy to the Advisory Commission for Persons with Disabilities for a term ending December 31, 2017, and I move that we appoint.

Councilor Captain: Second.

President Slifka: Motion's and seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. No need for Executive Session and we have no Special Reports. No, nothing on the Consent Calendar, so we're under Communications, number 16, Mrs. Kindall.

**COMMUNICATIONS:**

**ITEM #16: NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C(9)(d) AND (f) A REQUEST ON BEHALF OF READCO, LLC, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #134 LOCATED AT 668-678 FARMINGTON AVENUE. THE REQUEST IS FOR MINOR ARCHITECTURAL MODIFICATIONS TO THE BUILDING FAÇADE AND MINOR CHANGES TO THE APPROVED SIGNAGE (See Attachment B)**

**RECEIVED**

Councilor Kindall: Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(d) and (f) a request on behalf of ReadCo, LLC, seeking approval for a revision to Special Development District plan #134 located at 668-678 Farmington Avenue. The request is for minor architectural modifications to the building façade and minor changes to the approved signage. I move that we receive.

Councilor Captain: Second.

President Slifka: Motion's made and seconded. Any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. And there are no Petitions, so I would like to entertain a motion to adjourn.

**ITEM #18: ADJOURNMENT**

Councilor Kindall: I move that we adjourn.

Councilor Captain: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. We're adjourned.

Meeting adjourned at 7:45 p.m.

*Essie S. Labrot*

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Essie S. Labrot  
Town Clerk/Council Clerk

ESL/dd

**APPROVED AT MARCH 10, 2015, TOWN COUNCIL MEETING**

**RESOLUTION AMENDING THE FEES FOR ROCKLEDGE GOLF COURSE**

BE IT RESOLVED by the Town Council of West Hartford that the following schedule of Fees and Charges at the Rockledge Golf Course are hereby amended, such schedule to supersede all existing and prior resolutions relating to such fees and charges; and

BE IT FURTHER RESOLVED that all fee changes are effective March 1, 2015.

**ROCKLEDGE GOLF COURSE**

<u>GREENS FEES</u>	<u>CURRENT</u> Opening Day to 5/23/14 and 9/2/14 to Closing	<u>CURRENT</u> Summer Season 5/24/14 - 9/1/14	<u>PROPOSED</u> Opening Day through Closing
<b>Resident</b>			
18 holes - Weekdays .....	31.00	33.00	33.00
18 holes - Weekends & Holidays .....	34.00	36.00	36.00
18 holes - Weekdays Age 65 & over or ages 14 to 18, no Holidays .....	26.00	28.00	28.00
9 holes - Weekdays .....	16.50	17.50	18.00
9 holes - Weekends & Holidays .....	18.00	19.00	20.00
9 holes - Weekdays Age 65 & over or ages 14 to 18, no Holidays .....	14.50	15.50	15.50
Twilight - Resident (to be determined monthly, dependant on sunset) .....	10.00	11.00	11.00
Locker - Daily .....	5.00	5.00	5.00
Locker - Annual .....	60.00	60.00	60.00
<b>Non-Resident</b>			
18 holes - Weekdays .....	39.00	41.00	41.00
18 holes - Weekends & Holidays .....	43.00	46.00	46.00
18 holes - Weekdays Age 65 & over, no Holidays or ages 14 to 18, no Holidays .....	34.00	36.00	36.00
9 holes - Weekdays .....	19.50	20.50	21.00
9 holes - Weekends & Holidays .....	21.50	23.00	24.00
9 holes - Weekdays Age 65 & over, no Holidays or ages 14 to 18, no Holidays .....	17.00	18.00	18.00
Twilight - Non-Resident (to be determined monthly, dependant on sunset) .....	15.00	16.00	16.00

Included within Rockledge daily greens fees is a capital projects fee of \$1.50 for 18 holes and \$.75 for 9 holes.

**GOLF PASS - RESIDENT ONLY**

	<u>CURRENT</u>	<u>PROPOSED</u>
Full Privileges - Individual pass .....	1,200	1,235
(Includes \$55 Capital Projects Fee)		
Full Privileges - Age 65 & over or ages 14 to 18 .....	810	835
(Includes \$55 Capital Projects Fee)		
Partial Privileges - Age 65 & over or ages 14 to 18 .....	580	600
(Includes \$45 Capital Projects Fee)		
(Monday thru Friday all times - Weekends & Holidays after 3:00 p.m. only. Players must pay greens fees on Weekends & Holidays prior to 3:00 p.m.)		

**GOLF PASS - NON-RESIDENT**

Full Privileges - Individual pass .....	1,655	1,700
(Includes \$55 Capital Projects Fee)		
Full Privileges - Age 65 & over or ages 14 to 18 .....	1,125	1,155
(Includes \$45 Capital Projects Fee)		

Rockledge Golf Course\_ (Continued)

**JUNIOR DISCOUNT PASS - RESIDENT ONLY - 10 Rounds**

**CURRENT**

**PROPOSED**

Weekdays only ages 14 to 18 & full time college students ..... 189  
(pay for 7 rounds receive 10)

No Change

**RESIDENT DISCOUNT PASS - RESIDENT ONLY - 10 Rounds**

Weekdays only ..... 256  
Weekdays, Weekends & Holidays ..... 280  
(pay for 8 rounds receive 10)

264  
288

**CORPORATE & NON RESIDENT DISCOUNT PASS - 10 Rounds**

Weekdays only ..... 320  
Weekdays, Weekends & Holidays ..... 356  
(pay for 8 rounds receive 10)

328  
368

**WINTER RATES**

Beginning December 1

**Resident**

18 holes - Weekdays & Weekends ..... 20.00  
9 holes - Weekdays & Weekends ..... 13.00

No Change  
No Change

**Non-Resident**

18 holes - Weekdays & Weekends ..... 24.00  
9 holes - Weekdays & Weekends ..... 16.00

No Change  
No Change

VanWinkle  
Feb 24, 2015

ITEM NO. 16  
FILE NO. 1109

February 13, 2015

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 668-678 FARMINGTON AVENUE  
SPECIAL DEVELOPMENT DISTRICT #134  
ADMINISTRATIVE AMENDMENT (SDD #134-R1-15)**

I have received an administrative amendment request from Scott Franklin, Esq, on behalf of ReadCo. LLC for revisions to the approved Special Development District plan (SDD #134) located at 668-678 Farmington Avenue (Walgreens). The request is for minor architectural modifications to the building façade and minor changes to the approved signage.

Attached are a narrative and supporting plans which further explain the proposal.

It is my opinion that the proposed modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve *minor* adjustments to a SDD, specifically *Section 177-44C (9) (d) and (f)* for minor architectural changes and size of signs.

The purpose of the memo is to *notify* the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting of February 24, 2015. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager  
Joseph O'Brien, Corporation Counsel  
Mark McGovern, Director of Community Services  
Patrick Alair, Corporation Counsel  
Scott Franklin, Attorney  
Subject SDD File

SD/TPZ/SDD/FarmingtonAve668\_678\_SDD#134\_R1\_15\_Feb15



**TOWN OF WEST HARTFORD**  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2485  
(860) 561-7555 FAX: (860) 561-7504  
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68 South Main Street  
Hartford, CT 06107

January 9, 2015

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franklinlaw.net

**HAND DELIVERED**

Todd Dumais  
West Hartford Town Hall  
50 South Main Street  
West Hartford, CT 06107

**RE: ADMINISTRATIVE AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT  
APPLICATION #134/668-678 FARMINGTON AVENUE, WEST HARTFORD, CONNECTICUT**

Dear Todd:

On behalf of ReadCo, LLC, the agent of Walgreens, the Lessee, along with Prospect Associates I, LLC, owner of 668-678 Farmington Avenue, West Hartford, Connecticut ("Premises") (together "Applicants"), I am writing to request an Administrative Amendment to the above Special Development District ("SDD") Application to replace the former "W" as it appears on the signage at the property with the new corner "W" icon sign and to change the lettering on the monument sign from anodized aluminum to red.

This request is made as a result of Walgreens updating its building signage in general.

Attached to this letter are those portions of the plans which address the amendment, along with a new cover sheet for the plans. I have included 15 plans, which consist of one full sized set and 14 reduced 11X17 sets. I will also be sending you a digital copy of the plans.

Please note that the attached plans now include the details for the proposed drive through monument sign on Prospect Avenue.

Also please note that the brick used for the back side of the parapet of the main corner element matches the brick type 1.

Assuming that you approve the amendment request and recommend approval to the Town Council, I understand that appropriate signage will need to be posted at the property not less than 7 days before the matter appears on the agenda of the Town Council.

Please let me know if you have any questions concerning the above or the attached.

I have previously delivered to you a check in the amount of \$560 for the application fee.

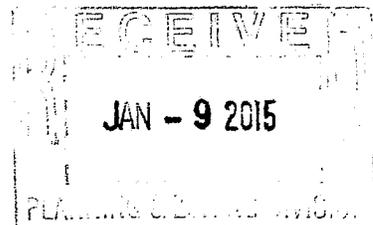
I look forward to hearing from you.

Sincerely,

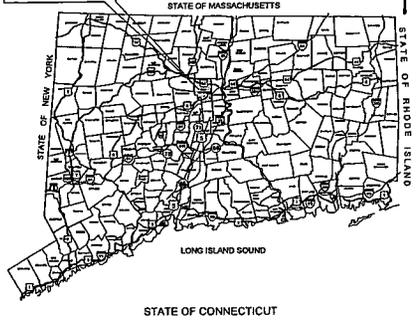
Scott B. Franklin

Enc.

cc: Mario DiLoreto  
Michelle Carlson



MUNICIPAL LOCATION



STATE OF MASSACHUSETTS  
STATE OF RHODE ISLAND  
STATE OF NEW YORK  
LONG ISLAND SOUND  
STATE OF CONNECTICUT  
**LOCATION MAP**  
N.T.S.

# ADMINISTRATIVE AMENDMENT OF SPECIAL DEVELOPMENT DISTRICT 134



**VICINITY MAP**  
SCALE: N.T.S.

WALGREENS STORE NUMBER 2871  
668-678 FARMINGTON AVENUE  
WEST HARTFORD, CONNECTICUT 06119

PREPARED FOR:  
**READCO, LLC**  
6 VISTA DRIVE, SUITE 200  
OLD LYME, CT 06371

PREPARED BY:



ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE  
LAND SURVEYING ENVIRONMENTAL SCIENCES

150 TRUMBULL STREET, 6TH FLOOR  
HARTFORD, CONNECTICUT 06103  
(860) 249-2200  
(860) 249-2400 Fax

**CONTENTS**

- A-210 SCHEMATIC EXTERIOR ELEVATIONS/SIGNAGE
- A-720 MONUMENT SIGN DETAILS

<p><b>DEVELOPER:</b> READCO, LLC 6 VISTA DRIVE, SUITE 200 OLD LYME, CT 06371 (860) 434-3611</p>	<p><b>OWNER:</b> PROSPECT ASSOCIATES I, LLC 433 SOUTH MAIN STREET, SUITE 328 WEST HARTFORD, CT 06110</p>
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<b>DATES</b>	
<p><b>ISSUE DATE:</b> OCTOBER 15, 2014 <b>REVISION:</b> DECEMBER 12, 2014 JANUARY 9, 2015</p>	



