

Item No. 9
File No. 518

ALTER
PEARSON, LLC
ATTORNEYS AT LAW

Robin Messier Pearson
rpearson@alterpearson.com

RECEIVED

JUN 12 2015

TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
800.652.4022 FACSIMILE

June 12, 2015

Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut 06107

RE: Amendment to Special Development District #132 for Changes to Signage Criteria and Landscaping Plan, 15 North Main Street, West Hartford, Connecticut

Dear Mayor Slifka and Honorable Members of the Town Council:

Application is hereby filed on behalf of 15 North Main Associates LLC, owner of 15 North Main Street ("Applicant"). The Applicant proposes to amend the signage criteria and landscaping plan for Special Development District #132 ("SDD #132"). The two amendments will reduce the overall signage allowed for the building but authorize one third floor sign for a Major Tenant, and place the proposed street trees in landscaped planting beds rather than directly into the sidewalks. This letter and accompanying plans and documents explain the amendment proposal more fully, and collectively constitute the application in order to do so ("Application").

OVERVIEW OF 15 NORTH MAIN STREET DEVELOPMENT:

On July 23, 2013, the Town Council approved the Applicant's special development district application to construct an office building of approximately 18,100 square feet in size at the corner of North Main Street and Brace Road. The three story building underwent extensive design review regarding its placement on the site, exterior treatment and a comprehensive sign analysis regarding size, type, location and lighting. Subsequent to approval, the two lots at 15 and 17 North Main Street were consolidated through a lot line modification and lot consolidation approval which also conveyed out a small area at the rear of 15 North Main Street to the owner of the office structure at 14-16 Brace Road. Construction was thereafter initiated on the SDD site and is nearing completion. Tenants are expected to begin to occupy the building in the fall of this year. It is to accommodate a major tenant of the building with the best possible office situation for its business and the best possible environment in which to grow that business in West Hartford, that this amendment to the signage criteria is being sought.

FIRST AMENDMENT REQUEST: AMEND SIGNAGE CRITERIA:

Part of the SDD #132 approval included a comprehensive program for consistent design elements to be used to coordinate the various tenant and directional signage on the building. The criteria authorized relief from the signage strictures of the zoning regulations for this particular

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PLANNING & ZONING DIVISION

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location, as it provided for proper directional indicators and allowed tenant signage to be used as a design element on the building as well as advertising for the businesses on the inside.

The July 2013 approval allows for two “Anchor Tenant” signs at the third floor level, each sign 34 feet long by 2 feet tall, one to be located on both the Brace Road and North Main Street elevations. The Applicant proposed that only a tenant occupying the entire building would be considered such an “Anchor Tenant” entitled to the two, upper story building signs. The two signs that could be located on the upper level were designated as sign type E in the sign criteria, shown on plan S5 of the SDD plans.

This proposed amendment will permit a sign above the first floor for one “Major Tenant” of the building, defined as a tenant taking a minimum of one entire upper floor of the building. Instead of the two upper story signs originally allowed, only one such Major Tenant sign will be allowed and only on the Brace Road, not the North Main Street, building elevation. In consideration for this change allowing the one upper story sign for other than an Anchor Tenant, the Applicant proposes to also reduce the size of the type E sign to 17 feet in length by 2 feet in height. Further, the opportunity to allow a future Anchor Tenant to have two, larger, upper level signs, is to be deleted entirely from the signage criteria for SDD #132.

Finally, the Applicant is mindful of the desire to balance the right amount of signage for the tenants with the amount of signage that is right for the design of the building. Securing the upper story signage is important to the Applicant and will be an attractive design element on the Brace Road façade. With occupancy by a Major Tenant, it is possible to reduce the first level signage. The existing approval allows for eight signs at the first floor level and the permitted first floor sign area is currently 144 square feet of type D signage. The Applicant proposes to instead reduce the allowed lower floor sign area to 72 square feet allowing only four of such type D signs.

SECOND AMENDMENT REQUEST: AMEND LANDSCAPING PLAN:

The approval for SDD #132 called for the installation of five street trees in the sidewalk area along the building, three on the Brace Road frontage and two on the North Main Street frontage. The trees were to be situated within five foot square metal tree grates at sidewalk grade surrounding the tree trunks. The Applicant proposes to instead locate the trees in landscaped planting beds instead of within the metal grates. The reasons for doing so are both aesthetic and practical. Perennial and seasonal under plantings will add color and interest. More importantly, the tree root balls to support the large trees proposed for the site will be a minimum of five feet in diameter and could be damaged by the concrete anchors needed to support the metal grates.

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June 12, 2015

The larger area afforded by the plant bed will provide more room for tree root growth and long term vitality.

PURPOSE AND COMPLIANCE WITH POCD:

This reinvestment in the SDD site is consistent with the purpose of West Hartford's special development district regulation "to permit and encourage variety and flexibility in land development that will be in harmony with the objectives of the Comprehensive Plan for the Town's development."

FINDINGS:

The requested modifications to the approved landscaping plans and the proposed signage design with its limitation on upper story signage for SDD #132, is deemed appropriate for the following reasons:

1. The proposed changes are in harmony with the overall objectives of the Comprehensive Plan as they will continue to support the approved office-type uses and will enhance the appearance of the premises, and the commercial area in general. In keeping with the goals of the Comprehensive Plan, the proposed new building, site improvements and coordinated signage constitute reinvestment in 15 North Main Street, and as a result, in the community;
2. Because of the extra scrutiny imposed on the design elements as a result of the special development district review process, SDD #132 will continue to be superior to a zoning approval possible under the regular standards of the Town's Zoning Code, and the requested amendments will benefit the design and use of the premises;
3. The proposed improvements, allowing signage for a Major, rather than an Anchor tenant on the upper story and a more hospitable tree bed design, will clearly be in harmony with the existing development of adjacent properties, as upper story signage was already approved as were the number and location of the street trees. There will be no deleterious change in the character of the area as a result of these improvements. There is no reason to believe that the improvements will be detrimental to this status quo or to the permitted development of adjacent residential or commercial properties; and

ALTER
PEARSON, LLC
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4. The total density of development in terms of floor area and land coverage is not greater than that permitted in the RO district in which the premises is located.

The Proposed Ordinance, application fee and information required pursuant to Section 177-44 of the Zoning Ordinance, are enclosed. In conformance with Zoning Code § 177-44C(2)(f), please accept this Application and schedule it for a public hearing.

Respectfully submitted,

15 NORTH MAIN ASSOCIATES LLC

By:


Robin Messier Pearson
Alter & Pearson, LLC

Their Attorneys and Authorized Agent

List of Enclosures:

- (a) Application letter from owner of Premises, CGG Realty Partners LLC;
- (b) Description of Premises (Property Description);
- (c) Proposed Ordinance;
- (d) Affidavit of Interest;
- (e) Description of Proposed Uses;
- (f) Statement by the Director of the West Hartford-Bloomfield Health District dated May 16, 2013;
- (g) Letter to owners within 300' of property, dated June 12, 2015, with mailing list;
- (h) Approval letter SDD #132 with Conditions of Approval;
- (i) Application fee by check made payable to the Town of West Hartford; and
- (g) Plans entitled: "Amendment to Special Development District #132 15 North Main Street West Hartford, Connecticut 06107, Developer: The Casle Corporation 200 Fisher Drive Avon, Connecticut, Owner: 15 North Main Associates LLC c/o The Casle Corporation 200 Fisher Drive Avon, CT 06001, Lot# F9/3836/15 F9/3836/17, Project: 2052, Scale: 1"=10', Date: 05/20/2013", consisting of eight sheets including the cover sheet revised to June 12, 2015.

(a)

Owner's Application Letter Per Code §177-44C(1)(a)

June 11, 2015

Honorable Members, West Hartford Town Council
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

RE: Amendment to Special Development District #132 for Changes to Signage Criteria and Landscaping Plan, 15 North Main Street, West Hartford, Connecticut

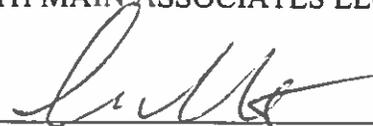
Dear Mayor and Members of the Town Council:

15 North Main Associates LLC is the owner in fee of 15 North Main Street, West Hartford, Connecticut for which approval of Special Development District #132 to allow construction of an office building on the property was granted on July 23, 2013. North Main Associates LLC now seeks to amend Special Development District #132 to allow changes to the signage criteria and landscaping plan in accord with the application documents and plans to which this letter is appended as an exhibit.

This letter is provided to indicate this owner's consent to and participation in, the filing and processing of said application.

Respectfully submitted,

NORTH MAIN ASSOCIATES LLC

By: 

Christopher G. Gent, Member
Duly authorized

(b)

Property Description

All that certain piece or parcel of land, together with all buildings and improvements thereon and appurtenances thereto, situated on the westerly side of North Main Street and the northerly side of Brace Road, in the Town of West Hartford, County of Hartford, State of Connecticut being shown as "CONSOLIDATED & MODIFIED AREA 15 North Main Street 28,752 sq.ft. or 0.660 ac." on a certain map or plan entitled:

"PROPERTY/PARCEL CONSOLIDATION SURVEY PROPERTY OF CGG REALTY PARTNERS, LLC 15 & 17 NORTH MAIN STREET PROPERTY / PROPERTY LINE MODIFICATION SURVEY PROPERTY OF CGG REALTY PARTNERS, LLC & LOUIS RISCASSI 15 & 17 NORTH MAIN STREET / 14-16 BRACE ROAD WEST HARTFORD, CONNECTICUT" prepared by HODGE, LLC PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085 TEL: 860.673.0444 FAX: 860.675.7429 WWW.HODGELLC.COM, DRAWN BY: KRG, CHECKED BY: AH, DATE: 04-28-2013, SCALE: 1"=20', PROJECT: 112-22, DRAWING: 1 of 1, Revised to 06-2013,

which map or plan is on file in the Town Clerk's Office in the Town of West Hartford, Map #9176, to which reference may be had for a more particular description thereof.

Said piece or parcel of land is more particularly bounded and described as follows:

BEGINNING at a pin in the westerly street line of North Main Street, which pin marks the northeasterly corner of the herein-described piece or parcel of land;

THENCE running S01°33'06"E along the westerly street line of North Main Street, a distance of 75.00 feet to a point, as shown on said map;

THENCE running S01°33'06"E along the westerly street line of North Main Street, a distance of 77.08 feet to a point, as shown on said map;

THENCE running southwesterly along the arc of a curve which has a radius of 25.00 feet, along the street line intersection of North Main Street and Brace Road, a distance of 37.11 feet to a point, as shown on said map;

THENCE running S83°29'16"W along the northerly street line of Brace Road, a distance of 122.82 feet to a pin, as shown on said map;

THENCE running N06°26'10"W along land now or formerly of Louis Riscassi, a distance of 25.47 feet to a point, as shown on said map;

THENCE running N83°33'50"E along the land to be conveyed to Louis Riscassi titled "AREA TO BE CONVEYED TO #14-16 Brace Road 358sq.ft. or .008ac." a distance of 4.85 feet to a point, as shown on said map;

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THENCE running S84°49'05"W along land now or formerly of Louis Riscassi, a distance of 65.82 feet to a point, as shown on said map;

THENCE running N08°56'16"W along land now or formerly of Louis Riscassi, a distance of 51.83 feet to a point, as shown on said map;

THENCE running N78°02'58"E along land now or formerly of 21 North Main, LLC, a distance of 229.77 feet to a pin and place of beginning, as shown on said map.

[updated 6/11/12]

(b)

Property Description

All that certain piece or parcel of land, together with all buildings and improvements thereon and appurtenances thereto, situated on the westerly side of North Main Street and the northerly side of Brace Road, in the Town of West Hartford, County of Hartford, State of Connecticut being shown as "CONSOLIDATED & MODIFIED AREA 15 North Main Street 28,752 sq.ft. or 0.660 ac." on a certain map or plan entitled:

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[updated 6/11/12]

(c)

Proposed Ordinance

**An Ordinance Amending the
Zoning Regulations of the Town of West Hartford**

BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:

That the boundaries and districts shown on the Building Zone Map entitled “REVISED ZONING MAP, TOWN OF WEST HARTFORD, CONNECTICUT”, which map is on file in the Town Clerk’s Office of the Town of West Hartford, Connecticut, be and is hereby amended as follows:

The zoning district designation for 15North Main Street more particularly described below and currently zoned Residence-Office District (RO) and special development district #132, is hereby amended pursuant to the provisions of Section 177-44 of the Code of West Hartford, Connecticut, all in accordance with a set of plans entitled “Zone Change from RO to BC and Special Development District 15 North Main Street 15 and 17 North Main Street West Hartford, Connecticut 06107, DEVELOPER: THE CASLE CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT, OWNER: 15 North Main Street Associates LLC c/o The Casle Corporation 200 Fisher Drive Avon, CT 06001, Lot# F9/3836/15 F9/3836/17, Project: 2052, Scale: 1”=10’, Date: 05/20/2013” per the cover sheet, Drawing No. L-1, which set of plans consists of thirty –nine (39) sheets, to allow construction of a new 18,500 +/- square foot mixed-use office building, accommodating both general and professional office uses including medical, as those plans were recorded on the land records of the Town of West Hartford and now to be amended in accord with plans to amend the signage allowances and landscaping as approved, in accord with plans entitled “Amendment to Special Development District #132 15North Main Street West Hartford, Connecticut 06107, Developer: The Casle Corporation 200 Fisher Drive Avon, Connecticut, Owner: 15 North Main Associates LLC c/o The Casle Corporation 200 Fisher Drive Avon, CT 06001, Lot# F9/3836/15 F9/3836/17, Project: 2052, Scale: 1”=10’, Date: 05/20/2013”, consisting of eight sheets including the cover sheet revised to June 12, 2015, and filed with this Application as those plans may be changed, approved by the West Hartford Town Council and filed on the West Hartford Land Records.

The property for which this special development district amendment is proposed is 15 North Main Street, more particularly bounded and described below, with reference being made to a map or plan entitled “PROPERTY/PARCEL CONSOLIDATION SURVEY PROPERTY OF CGG REALTY PARTNERS, LLC 15 & 17 NORTH MAIN STREET PROPERTY / PROPERTY LINE MODIFICATION SURVEY PROPERTY OF CGG REALTY PARTNERS, LLC& LOUIS RISCASSI 15 & 17 NORTH MAIN STREET / 14-16 BRACE ROAD WEST HARTFORD, CONNECTICUT” prepared by HODGE, LLC PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS 1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085 TEL: 860.673.0444 FAX: 860.675.7429 WWW.HODGELLC.COM, DRAWN BY: KRG, CHECKED BY: AH, DATE: 04-28-2013, SCALE: 1”=20’, PROJECT: 112-22, DRAWING: 1 of 1, Revised to 06-2013,

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THENCE running $N78^{\circ}02'58''E$ along land now or formerly of 21 North Main, LLC, a distance of 229.77 feet to a pin and place of beginning, as shown on said map.

Said parcel being shown as "PROPOSED AREA OF ZONE CHANGE/ SDD TO BE KNOWN AS 15 North Main Street 28,752 sq.ft. or 0.660 ac."

(d)

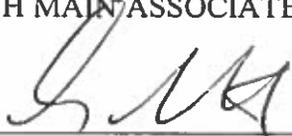
Affidavit of Interest

The undersigned being duly sworn hereby deposes and says that to the best of its ability:

The names and addresses of any persons, firms, or corporations having a direct or indirect interest in a personal or financial sense in the request by 15 North Main Associates LLC to amend Special Development District #132 at 15 North Main Street, West Hartford, Connecticut to modify the approved signage criteria and landscaping plan, all as set forth in the documents and plans filed with this application, are as follows:

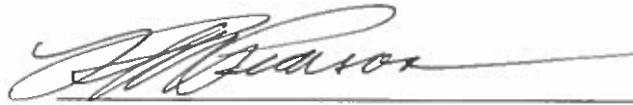
1. 15 North Main Associates LLC, owner and developer, with a business and mailing address c/o the Casle Corporation, 200 Fisher Drive, Avon, CT 06001. The Secretary of State records indicate that David W. Sessions is a member of 15 North Main Associates LLC, with a business address also c/o the Casle Corporation, 200 Fisher Drive, Avon, CT 06001 and Christopher G. Gent is a member, with a business address of The Gent Financial Group, 15 North Main Street, West Hartford, CT 06107.

15 NORTH MAIN ASSOCIATES LLC

By: 

Christopher G. Gent, Member
Duly authorized

Subscribed and sworn before me this 12th day of June, 2015.



Commissioner of the Superior Court
~~Notary Public~~
My ~~Commission Expires~~:

(e)

Description of Proposed Use

The Applicant proposes to amend the existing Special Development District #132 to allow for changes to the sign criteria for Major Tenant signage and make minor changes to the landscaping plan, all with regard to the previously approved office building at the corner of North Main Street and Brace Road, West Hartford.

No noise, vibration, radiation, odor or dust, smoke, gas fumes, or other atmospheric pollution is expected to be produced from the operation and maintenance of the office building and related parking area, other than customarily generated from such uses.

Enclosure (f)

WHBHD



May 16, 2013

Robin Pearson
Alter & Pearson, LLC
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

**Re: Sewage Disposal Adequacy
15-17 North Main Street
West Hartford, CT**

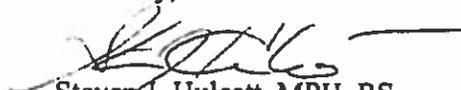
Dear Attorney Pearson,

The sanitary sewer line that services the above-referenced property appears adequate under normal conditions to accept the peak flow expected to result from the proposed use of this property described in your May 16, 2013 correspondence to this office.

It is our understanding the property contains two buildings totaling 16,500 square feet of mixed use office space and both are connected into MDC potable water and sewer lines. This application is to demolish the existing buildings and construct one new building of 18,500 square feet for mixed use office space and a small branch bank. This represents a total expansion of about 11%. Further, the proposal shall be in accordance to the submitted floor identified as sheet L-5 project number 2052 dated 5/20/2013.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter as our statement of adequacy under Section 177-44. C.(1)(e) of the Code of the Town of West Hartford.

Sincerely,


Steven J. Huleatt, MPH, RS
Director of Health

Cc: Todd Dumais
Cathy Dorau

West Hartford-Bloomfield Health District
693 Bloomfield Avenue, Suite 200, Bloomfield, CT 06002
(860) 561-7595 • Fax (860) 561-7918

Enclosure(g)

LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

June 12, 2015

Land Owner Within 300' of 15 North Main Street

In July of 2103, the Town Council of West Hartford approved Special Development District # 132 for 15 and 17 North Main Street. Construction has been in process for the new office building with an address of 15 North Main Street. The building and site construction are nearing completion with tenants expected to begin to occupy the building in the fall of this year. The property owner 15 North Main Associates LLC is filing an application to amend the Special development District. This note is to apprise you of this pending request and to offer to respond to questions you might have.

Two amendments are sought.

First, the July 2103 approval allows two "Anchor Tenant" signs at the third floor level, each sign 34' long by 2' tall, if one tenant occupies the entire building. The signs would face North Main Street and Brace Road. The applicant is requesting the approval be amended to instead allow only one sign on the third floor, 17' long by 2' tall for a Major Tenant who occupies at least one entire floor of the building. The proposal also reduces the allowed sign area on the first floor by 50% from 144 sf to 72 sf in consideration for the Major Tenant sign on the upper level.

Second, the applicant seeks to locate the proposed street trees along Brace Road and North Main Street in landscaped planting beds instead of directly in the sidewalk beneath metal tree grates. We believe the trees, which will be sizeable at the time of planting, will be more likely to flourish with the additional room provided in the landscaped beds.

Should you have questions about either of these requests please call me, Philip Doyle, at (860) 651-4971. My email is ladapc@snet.net. I am the land planner for the project and would be happy to answer your questions.

Sincerely



Philip Doyle
Land Planner

15-17 North Main Street

Property Owners within 300'

June 12, 2015

| Map/Block/Lot Account Number | Property Address | Mailing Address | Use |
|-----------------------------------|---|---|-----|
| *The Sites: | | | |
| F9/ 3836/ 15/ / 3836 1 15 0001 | 15 North Main Street West Hartford, CT 06107 | CGG REALTY PARTNERS LLC 15 North Main Street West Hartford, CT 06107 | C |
| F9/ 3836/ 17/ / 3836 1 17 0001 | 17 North Main Street West Hartford, CT 06107 | CGG REALTY PARTNERS LLC 15 North Main Street West Hartford, CT 06107 | C |
| Map/Block/Lot Account Number | Property Address | Mailing Address | |
| F9/ 0161/ 15/ / 0161 1 15 0001 | 15 Arundel Avenue West Hartford, CT 06107 | CARPINO, RICHARD J & MOIRA H 15 Arundel Avenue West Hartford, CT 06107 | Res |
| F9/ 0161/ 18/ / 0161 2 18 0001 | 18 Arundel Avenue West Hartford, CT 06107 | KNOWLES, KEITH C & SALLY A 18 Arundel Avenue West Hartford, CT 06107 | Res |
| F9/ 0161/ 21/ / 0161 1 21 0001 | 21 Arundel Avenue West Hartford, CT 06107 | GREENBERG, JONATHAN S & GLORIA PINSKY 21 Arundel Avenue West Hartford, CT 06107 | Res |
| F8/ 0161/ 24/ / 0161 2 24 0001 | 24 Arundel Avenue West Hartford, CT 06107 | DUVA, PAUL & DIANE W 24 Arundel Avenue West Hartford, CT 06107 | Res |
| F8/ 0161/ 25/ / 0161 1 25 0001 | 25 Arundel Avenue West Hartford, CT 06107 | MCGLOIN, FRANCIS & GERALDINE 25 Arundel Avenue West Hartford, CT 06107 | Res |
| F8/ 0161/ 31/ / 0161 1 31 0001 | 31 Arundel Avenue West Hartford, CT 06107 | WANKERL, THOMAS B 31 Arundel Avenue West Hartford, CT 06107 | Res |
| F8/ 0161/ 32/ / 0161 2 32 0001 | 32 Arundel Avenue West Hartford, CT 06107 | SCHEIB JACQUELINE P & JACQUELINE PENNIN 32 Arundel Avenue West Hartford, CT 06107 | Res |

| | | | |
|-------------------------------------|--|---|-----|
| F8/ 0161/ 36/ / 0161 2 36 0001 | 36 Arundel Avenue West Hartford, CT 06107 | COLVOCORESSES, HAROLD L & ELAINE K 36 Arundel Avenue West Hartford, CT 06107 | Res |
| F9/ 0551/ 14/ / 0551 2 14 0001 | 14 Brace Road West Hartford, CT 06107 | RISCASSI, LOUIS 14 Brace Road West Hartford, CT 06107 | C |
| F9/ 0551/ 20/ / 0551 2 20 0001 | 20 Brace Road West Hartford, CT 06107 | TOWN OF WEST HARTFORD FIRE STATION #2 50 South Main Street West Hartford, CT 06107 | T |
| F9/ 0551/ 21/ / 0551 1 21 0001 | 21 Brace Road West Hartford, CT 06107 | SARJAC PARTNERS LLC PO Box 271763 West Hartford, CT 06127 | C |
| F9/ 0551/ 27/ / 0551 1 27 0001 | 27 Brace Road West Hartford, CT 06107 | PONDY ASSOCIATES C/O MIDWOOD MANAGEMENT 430 Park Avenue Suite 505 New York, NY 10022 | C |
| F9/ 0551/ 31/ / 0551 1 31 0001 | 31 Brace Road West Hartford, CT 06107 | CLARK PROPERTY ENTERPRISES LLC C/O NANJI CLARK 1411 Woody Lane Rossville, GA 30741 | C |
| F9/ 0551/ 36/ / 0551 2 36 0001 | 36 Brace Road West Hartford, CT 06107 | BEVILACQUA, RICHARD G & ELENA-LEE M RITO 36 Brace Road West Hartford, CT 06107 | C |
| F9/ 0551/ 40/ / 0551 2 40 0001 | 40 Brace Road West Hartford, CT 06107 | JENKINS, KAREN A 40 Brace Road West Hartford, CT 06107 | Res |
| F9/ 1891/ 946/ / 1891 2 946 0001 | 946 Farmington Avenue West Hartford, CT 06107 | TOWN OF WEST HARTFORD 50 South Main Street West Hartford, CT 06107 | T |
| F9/ 1891/ 962/ / 1891 2 962 0001 | 962 Farmington Avenue West Hartford, CT 06107 | PONDY ASSOCIATES C/O MIDWOOD MANAGEMENT 430 Park Avenue Suite 505 New York, NY 10022 | C |
| F9/ 3836/ 4/ / 3836 2 4 0001 | 4 North Main Street West Hartford, CT 06107 | FLEET BANK BANK OF AMERICA ATTN CORPORATE REAL ESTATE 101 North Tryon Street Charlotte, NC 28255 | C |
| F9/ 3836/ 7/ / 3836 1 7 0001 | 7 North Main Street West Hartford, CT 06107 | SARJAC PARTNERS LLC PO Box 271763 West Hartford, CT 06127 | C |

| | | | |
|-----------------------------------|---|---|---|
| F9/ 3836/ 8/ / 3836 2 8 0001 | 8 North Main Street West Hartford, CT 06107 | S B ANDREWS COMPANY LLC C/O RLM CO 10 North Main Street West Hartford, CT 06107 | C |
| F9/ 3836/ 18/ / 3836 2 18 0001 | 18 North Main Street West Hartford, CT 06107 | LEXHAM WEST HARTFORD LLC & LEXHAM WESTPORT OWNER LLC 274 Riverside Avenue Penthouse Westport, CT 06880 | C |
| F8/ 3836/ 21/ / 3836 1 21 0001 | 21 North Main Street West Hartford, CT 06107 | 21 NORTH MAIN LLC 10 Norwood Road West Hartford, CT 06117 | C |
| F8/ 3836/ 24/ / 3836 2 24 0001 | 24 North Main Street West Hartford, CT 06107 | 24 NORTH MAIN STREET, LLC 223 Huckleberry Hill Road Avon, CT 06001 | C |
| F8/ 3836/ 28/ / 3836 2 28 0001 | 28 North Main Street West Hartford, CT 06107 | ROSENFELD/HOLLANDER ASSOC 28 North Main Street West Hartford, CT 06107 | C |
| F8/ 3836/ 29/ / 3836 1 29 0001 | 29 North Main Street West Hartford, CT 06107 | NORTH MAIN HOLDINGS LLC 29 North Main Street West Hartford, CT 06107 | C |
| F8/ 3836/ 34/ / 3836 2 34 0001 | 34 North Main Street West Hartford, CT 06107 | TOWN OF WEST HARTFORD OLD NORTH CEMETERY 50 South Main Street West Hartford, CT 06107 | T |

* The Town of West Hartford Assessor's Office indicates the property owner information for the site will not be updated until October of 2015. Per the latest mortgage for the property the correct property owner is 15 North Main Associates, LLC, 15 North Main St. West Hartford, CT 06107

Note:

Res = Residential
C = Commercial
T = Town

Enclosure (h)

TOWN COUNCIL

July 26, 2013 (Revised Letter of Approval)

Attorney Robin Messier Pearson
Alter Pearson, LLC
701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

Dear Attorney Pearson:

The Town Council at its meeting held on July 23, 2013 approved as amended and subject to certain conditions, the Application on behalf of CGG Realty Partners LLC, owner of 15 and 17 North Main Street, abutting properties on the west side of North Main Street and 15 North Main Associates LLC, the intended developer ("Applicants") to remove the two office buildings located on the properties to construct a single, mixed-use office building accommodating professional office uses including medical on the combined properties. The redevelopment property will be known as 15 North Main Street. Request to rezone all of 17 North Main Street and most of 15 North Main Street from the current Residence-Office (RO) designation to Central Business District (BC) was withdrawn by the Applicant and the remaining request to designate the rezoned area a special development district was approved.

Please note that approval is contingent upon compliance with Section 177-44C(6) of the Code of Ordinances of the Town of West Hartford.

Sincerely,



Essie S. Labrot
Town Clerk/Council Clerk

Attachment:
Conditions of Approval

cc: Kevin M. Ahern, Chairman, Town Plan and Zoning Commission
Todd Dumais, Town Planner
Jeffrey A. Gebrian, Chairman, Design Review Advisory Committee
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Peter Privitera, Director of Financial Services
Ron Van Winkle, Town Manager



TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7445 FAX: (860) 561-7438
www.west-hartford.org

Printed on Recycled Paper

**SDD # 132
15 North Main Street
Conditions of Approval**

1. Approval of Application

The Town Council hereby finds that the proposed plan, as approved, will be:

- (a) In harmony with the overall objective of the Comprehensive Plan, as defined in Article I of this chapter.
- (b) Superior to a plan possible under the regular standards of the Town's zoning ordinances.
- (c) In harmony with the actual or permitted development of adjacent properties.

The application is hereby approved, subject, however, to the "Conditions of Approval" set forth below.

2. Conditions of Approval

A. Official Plans

Implicit in the approval of the Special Development District is the condition that the premises shall be used only in accordance with the official application materials, plans and associated exhibits related to the application as supplemented or modified by any amended plans and documents or representations submitted during the public hearing process. Any other use shall require the express approval of the Town Council in accordance with the Zoning Ordinances of the Town of West Hartford.

B. Premises Contact

The Applicant shall provide the Town Planner, from time to time, as necessary, with the name (or title) of a person and a telephone number where that person can be reached or where messages for that person may be left, to act as a liaison between the Town and the Applicant. The identity of the party and the telephone number may be changed from time to time by notice to the Town Planner. If different individuals should be contacted regarding different aspects of operations within the area of the Special Development District, multiple contact people should be designated as necessary. This information shall also be provided to any adjoining property owner requesting same.

C. Solid Waste-Operational Condition

Solid waste collection shall be the responsibility of the property owner/manager.

Solid waste collection within the Special Development District shall be permitted between 8:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays. Waste collection shall not be permitted on Sundays.

D. Special Site Use or Operational Requirements

1. Maintenance Plan

The Applicant shall, prior to the filing of the Special Development District on the Land Records, submit for review and approval by the Town Manager or his designee, a yearly maintenance plan for the Special Development District. Said plan shall designate the individuals responsible for establishing maintenance objectives and an ongoing schedule of maintenance activities to ensure the aesthetic quality and cleanliness of the site. The maintenance plan shall include, but not be limited to, a timetable for all required installation and maintenance activities with respect to plantings, landscaping and screening, sidewalks, lighting, signage, storage, refuse and litter control, building exteriors and other site amenities proposed in the plans. The maintenance plan shall also contain provisions dealing with snow removal from those pedestrian walkways for which the Applicant is responsible. Specifically, the snow removal plan shall call for the removal from required walkways of all snow or ice deposits so as to render those walkways safe for pedestrian passage at all times. Accumulated snow which is stored on-site shall not encroach into or damage required landscaped areas, parking spaces or vehicular travelways.

2. Landscaping and Fencing

Applicant will maintain all landscaped areas including mowing, weeding and brush removal and be responsible for replacement of plantings where necessary.

3. Site Lighting

All outdoor lighting shall be down-shielded so as to prevent glare onto adjoining properties. All lighting should be turned off no later than 10:00 p.m. except for security lighting which is triggered temporarily by motion or sound.

4. Signage

As stated by the Applicant during the hearing, none of the signage shown on the approved plans which is located above the ground floor will be installed or operated unless the entire building is leased to a single tenant.

E. Utilities to be underground

Any new electrical, telephone, cable television and other utility services shall be placed underground.

F. Computer Media Information

All mapping and construction plans shall be prepared in electronic format using the Connecticut Geodetic System for inclusion into the Town's Geographical Information System.

G. Final Plan Review

Implicit in the SDD approval is the requirement that the record plans and exhibits establish the minimum standard of design and improvement for this project. As specific drawings for the project are prepared, refined and detailed, the filed SDD plans and exhibits shall serve to identify the major standards for the quality of design and improvements. The Town Planner in cooperation with Town staff, including but not limited to the Fire Department and the Community Services Department, shall coordinate the final review and approval of the project design to insure compatibility and consistency with the Special Development District Plans approved by the Town Council. No building permit shall be issued and construction shall not begin until all appropriate Town Departments have reviewed and approved the plans as submitted to the Town.

H. Final Plans

Final plan submissions and supporting documents shall address the Town Council conditions of approval.

