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JOINT HEARING BETWEEN
WEST HARTFORD TOWN COUNCIL
and
WEST HARTFORD TOWN PLAN AND ZONING COMMISSION

VOLUME 8

June 26, 2004

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

Reporter: Jenny C. Ebner, RPR, LSR No. CK
Brandon Smith Reporting Service
44 Capitol Avenue
Hartford, Connecticut
(860) 549-1850

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04-06-26

1 A P P E A R A N C E S:

2 PRESENT FOR TOWN COUNCIL:

3 Jonathan A. Harris, Mayor
4 Scott Slifka
5 Joseph Verrenga
6 Barbara Carpenter
7 Kevin M. Connors
8 Art Spada
9 Timothy Brennan

10 PRESENT FOR TOWN PLAN AND ZONING COMMISSION:

11 Tanya Meck, Chairperson
12 David Brown
13 John Begley
14 Thomas Doolittle
15 Jeffrey Daniels

16 ALSO PRESENT:

17 Barry Feldman, Town Manager
18 Norma Cronin, Town Clerk
19 Mila Limson, Town Planner
20 Ronald Van Winkle, Dir. of Community Services

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1 ... The following is the transcript of the
2 Public Comment Hearing in the Matter of West
3 Hartford Town Council and West Hartford Town Plan
4 and Zoning Commission, which was held before TANYA
5 MECK, Chairperson, at West Hartford Town Hall,

04-06-26

6 Connecticut, on June 26, 2004, at 9:00 o'clock a.m.
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1 CHAIRPERSON MECK: Good morning. I
2 would like to call this public meeting to
3 order.

4 If you will, please join me in the
5 Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 CHAIRPERSON MECK: Ms. Cronin, if you

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8 will do the roll call, please.
9 MS. CRONIN: Good morning.
10 Mr. Verrengia is sitting for
11 Mr. Bouvier.
12 MR. VERRENGIA: Here.
13 MS. CRONIN: Ms. Carpenter.
14 MS. CARPENTER: Here.
15 MS. CRONIN: Mr. Connors.
16 MR. CONNORS: Here.
17 MS. CRONIN: Mr. Coursey is absent.
18 Mr. Harris.
19 MR. HARRIS: Here.
20 MS. CRONIN: Ms. McClay is absent.
21 Mr. Slifka.
22 MR. SLIFKA: Here.
23 MS. CRONIN: Mr. Spada is not here.
24 MR. SPADA: Here.
25 MS. CRONIN: I am sorry. I missed

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1 you. Dr. Thornberry is absent.
2 Mr. Brennen.
3 MR. BRENNEN: Here.
4 MS. CRONIN: Ms. Meck.
5 CHAIRPERSON MECK: Present.
6 MS. CRONIN: Mr. Brown is sitting for
7 Mr. Roach.
8 MR. BROWN: Here.
9 MS. CRONIN: Mr. Davidoff is absent.

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10 Mr. Begl ey.
11 MR. BEGLEY: Present.
12 MS. CRONIN: Mr. DeVaughn is absent.
13 He is on vacati on thi s week.
14 Mr. Dani el s.
15 MR. DANI ELS: Here.
16 MS. CRONIN: Mr. Doolittle.
17 MR. DOOLITTLE: Here.
18 CHAIRPERSON MECK: Thank you, Ms.
19 Croni n.
20 Before we get started today we will
21 make announcements about procedure and
22 upcoming publ ic hearings. I want to make
23 an announcement that we are mi ssi ng
24 council ors and commi ssi oners today, but I
25 want to assure you they will be reading

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1 transcripts and that they will fami li arize
2 themsel ves wi th the proceedi ng.
3 If you see a person mi ssi ng here,
4 please know that they will catch up and
5 have all the i nformati on that those of us
6 seated here thi s morni ng will have.
7 Secondly, I want to announce, whi ch we
8 di d for a couple Thursday ni ght, I want to
9 remind the publ ic about the publ ic hearing
10 schedul e, how i t may change dependi ng on
11 turnout and the amount of publ ic comments

12 that we have.

13 Right now we are going to take public
14 comments this morning, and I would like to
15 encourage anybody watching on T.V. who
16 thinks they might want to come testify
17 today to come early.

18 When we finish this list we will
19 recess until our public hearing tomorrow.
20 We are not going to stay around a couple
21 hours if there is nobody waiting in the
22 audience to testify. We have hours
23 scheduled 12:00 to 4:00 tomorrow in this
24 room, and now, and we will also be taking
25 public testimony.

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1 The same sort of general principle
2 applies. Come early. If we go through
3 the list of people, and nobody is left,
4 again, we will recess until Monday.

5 We are also taking public comments
6 scheduled for Monday night at 6:15 here at
7 Town Hall. At present we plan to still
8 open it up for public comment, and may
9 very well be based on experience over the
10 past couple nights of public testimony.

11 Monday night may be the last night for
12 public comment. So please take that into
13 consideration.

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14 Of course, remember that you can
15 always submit written comments between
16 then and now, and certainly you can come
17 down so as we begin our deliberations.

18 With that I will ask my cochair,
19 Mr. Harris, if he has any further comments
20 before I move on to the public comment
21 portion.

22 COCHAIRPERSON HARRIS: Thank you,
23 Madame Chair. I have none.

24 CHAIRPERSON MECK: I have a list in
25 front of me of the names of those of you

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1 good enough to come out on a Saturday
2 morning and sign up to speak with us.

3 When I call you, I simply ask as I
4 call the first person that the next two
5 come up front and be prepared to come up
6 and talk to us.

7 As a general rule everybody has about
8 four minutes to speak. We do have a timer
9 that will give you a little reminder at
10 three minutes.

11 If you are here representing a group,
12 the rule we are following is that you will
13 get seven minutes to speak, but we have a
14 low number of people who are testifying,
15 so I think we can be a little bit more

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16 lenient and ask you to wrap up in about
17 four, but we will give you another minute
18 if you need to get more comments in.

19 With that I think we will go ahead.
20 When you come to the podium to speak, when
21 I call your name, please state your name
22 and address and spell the last name for
23 the stenographer, and then begin your
24 comments.

25 With that we are going to start with

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1 Leslie Phillip Brodacki representing the
2 West Hartford Historic District Commission
3 followed by Graham Chase and Joan Warner.

4 MR. BRODACKI: Good morning.

5 CHAIRPERSON MECK: Excuse me. He. I
6 am sorry about that.

7 MR. BRODACKI: Good morning. My
8 name is Leslie Phillip Brodacki. That is
9 B-r-o-d-a-c-k-i. I reside at 46 Kingswood
10 Road in West Hartford.

11 By way of background, I am a
12 registered architect, and until my
13 retirement last year I was a long-term
14 employee of the City of Hartford Planning
15 Department.

16 I am your latest main appointee to the
17 Historic District Commission here in town,

18 and the Commission asked me to represent
19 it in making its remarks regarding the
20 Blue Back project.

21 This is a written testimony and if you
22 will bear with me I will appreciate that.

23 In accordance with the ordinances of
24 the town and the state of enabling
25 statute, the Commission is the town body

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1 charged with the preservation and
2 protection of the town's three historic
3 districts, including the Boulevard-Raymond
4 Road Historic District, which is almost
5 contiguous to the proposed Blue Back
6 Development.

7 The Commission also oversees eight
8 individual historic properties and is
9 responsible for reviewing and commenting
10 on historic preservation issues and
11 proposed improvements throughout the town.

12 The Blue Back Development proposal is
13 an example of what city planners and
14 historic preservationists have endorsed as
15 "Smart Growth."

16 Smart Growth utilizes existing
17 infrastructure, roads, utilities, and town
18 services such as bus lines, fire and
19 police.

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20 It reenforces existing retail and does
21 not end in sprawl and "big box" stores.

22 West Hartford has a terrific
23 opportunity to create an area of Smart
24 Growth within its town center.

25 The current proposal would directly

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1 affect the section of Main Street
2 containing a number of historic and
3 architectural resources. Beginning with
4 the First Congregational Church on the
5 corner, the current streetscape is one of
6 high quality Colonial Revival-style
7 religious, governmental, and educational
8 buildings illustrating West Hartford's
9 very beginnings as a town.

10 In 1936 the Board of Education
11 building was originally constructed as
12 Town Hall during the height of the Great
13 Depression.

14 It was a WPA project meant to provide
15 jobs and also hope for the future.

16 The current Town Hall was constructed
17 as a high school and is individually
18 listed on the State Register of Historic
19 Places. It retains its architectural
20 integrity due to adaptive reuse that
21 converted the building to our current Town

22 Hall.

23 The buildings, along with the library,
24 create a streetscape that includes a
25 common setback, green spaces,

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1 architectural style and building
2 materials, all in a cohesive and
3 attractive setting.

4 The Commission would like to provide
5 specific comment and how the proposal's
6 design would affect the historic resources
7 along Main Street and the project area.

8 Regarding the Noah Webster Statue:
9 Any relocation or cleaning should follow
10 the recommendations of the outdoor
11 sculpture conservator, Mr. Francis Miller,
12 in the Condition Assessment Report
13 recently completed and submitted to the
14 town.

15 Mr. Miller, or an accredited outdoor
16 sculptor conservator, should do all the
17 work as submitted in the report.

18 Regarding the Board of Education
19 building which remains as West Hartford's
20 oldest existing Town Hall building, the
21 Commission strongly recommends retention
22 of the north, west and south elevations,
23 as well as the first floor windows on the

24 front facade.

25 We recognize that the rear east

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1 excavation, as well as the interior, could
2 be substantially altered without
3 compromising the exterior dimensional
4 integrity building.

5 We believe that the building is
6 eligible for the National Register of
7 Historic Places and could be eligible for
8 the 20 percent Federal Rehabilitation Tax
9 credit for the substantial rehabilitation
10 of historic structures.

11 For example, the developers of the
12 former G Fox Department Store in downtown
13 Hartford took this tax credit. It was one
14 of the pivotal economic incentive that
15 made that project highly successful.

16 Additionally, the current developers
17 of the historic Colt Armory in Hartford
18 are also using the tax credit for historic
19 buildings as part of their economic
20 package.

21 We strongly believe that the Board of
22 Education building may be eligible for
23 this program, and have provided
24 information on whom to contact in this
25 regard.

1 Regarding Town Hall: As stated
2 earlier, this building is listed on the
3 State Register of Historic Places. If an
4 addition is necessary, it should relate to
5 the existing building in terms of
6 materials, craftsmanship and scale. Any
7 new design should be of high quality
8 architectural design, representing the
9 21st Century.

10 A good model for this is the Bushnell
11 new building theater recently added to the
12 Bushnell Center for Performing Arts in
13 downtown Hartford.

14 The Bushnell Theater is constructed in
15 a Colonial Revival style similar to the
16 Town Hall.

17 The new Belding Theater addition is a
18 contemporary structure that compliments
19 the existing historic without mimicking
20 it.

21 Regarding the Parking Garages: As
22 proposed, the Commission is committed to
23 preserving the best of the past for the
24 future. In that regard, we feel that the
25 proposed parking garages should relate to

1 the existing buildings, as well as to the
2 nearby neighborhood, such as the
3 Boulevard-Raymond Road Historic District.

4 The generic, stripped design of the
5 proposed parking garages is unsuitable.

6 West Hartford should not repeat past
7 mistakes made in cities concerning large,
8 unsightly garages. The current national
9 trend is to construct attractive,
10 well-detailed garages.

11 These garages will be gateways to the
12 Blue Back Development and the town. The
13 garages can be designed with classically
14 inspired facades with arches and
15 decorative stonework. Contrasting brick
16 and stone accents would create interesting
17 details and would reduce the large scale
18 of the underlying precast concrete
19 structures.

20 Additionally, store fronts and a
21 tourism center would add interest to the
22 first floor.

23 Attached to your copy of my testimony
24 is a copy of a brochure entitled, "New
25 Street Parking Garage," provided by

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1 Frazier Associates, Architecture &
2 Planning.

3 The brochure provides further
4 information concerning this current trend
5 in garage design.

6 The garage illustrated in the brochure
7 that you will be examining close up
8 illustrates a garage designed and
9 constructed within a historic district in
10 the city of Stockton, Virginia. It does
11 not look like a bombed out building.

12 An attractive design would create a
13 more seamless connection between the Blue
14 Back Square development and the
15 architectural significant buildings along
16 Main Street and nearby Boulevard-Raymond
17 Road Historic District.

18 West Hartford, and the proposed Blue
19 Back Square project deserves more than
20 stripped down, concrete boxes of the type
21 most cities are now abandoning.

22 Regarding Light Pollution: The
23 Commission is concerned about the lighting
24 proposed and its effect on the residences
25 adjacent to the project. We are concerned

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1 that the current proposal does little to
2 reduce the light emanating from the

3 garage.

4 A garage design as described in the
5 attached brochure would better minimize
6 the glare from the garage.

7 Further, every large city in America
8 is striving to encourage people to live in
9 their downtowns. By minimizing the light
10 radiating from the garage, with an
11 appealing design, the neighborhood and
12 proposed development surrounding the area
13 would be more attractive to current
14 potential home owners.

15 Trees for masking the glare of the
16 garages as proposed to reduce light
17 pollution would be limited in effect.
18 They lose their leaves in the winter, and
19 light glare is intensified off snowy
20 surface.

21 Regarding a Tourism Center:
22 Communities throughout the state are
23 recognizing the important economic engine
24 that is local, heritage tourism. Towns
25 are establishing local tourism centers

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1 stocked with information about historic
2 sites, as well as for-profit attractions,
3 such as restaurants, inns, shops and
4 hotels.

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5 As you may know, West Hartford
6 recently received a partnership grant from
7 the State Commission on Culture and
8 Tourism to develop a full-color brochure
9 depicting our two historic house museums,
10 two historic cemeteries, and two public
11 art sites, the Art League and Town Hall
12 WPA murals.

13 The grant, received by the Noah
14 Webster House and the West Hartford Art
15 League, will foster a new partnership
16 between the nonprofits, and will produce a
17 brochure to promote tourism related to the
18 three sites within walking distance of
19 Blue Back Square.

20 Now is the time to plan for a highly
21 visible town tourism office. We suggest
22 this new tourism office or center be
23 placed on the first floor of one of the
24 parking garages.

25 It would be a win-win for the town and

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1 the Blue Back Square developer.

2 In conclusion we wish to thank you for
3 providing the members of the West Hartford
4 Historic District Commission with the
5 opportunity to review the propped Blue
6 Back Square project and for the

7 opportunity on this occasion to speak to
8 you today.

9 We recognize that the proposed project
10 may offer excellent potential economic
11 benefit to the town of West Hartford if it
12 is well designed and conceived.

13 Decades from now, if constructed, the
14 project may offer the possibility of
15 historic designation representing 21st
16 Century design, thereby justifying the
17 Commission's present concern regarding the
18 parking garages as well as the
19 preservation of the four vintage buildings
20 on Main Street.

21 Let us create something of value for
22 now as well for tomorrow.

23 The Commission will be happy to assist
24 you in any way.

25 Thank you.

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1 CHAIRPERSON MECK: Thank you,
2 Mr. Brodacki. For the councilors and
3 commissioners today, there is written
4 testimony that should be either in your
5 packet or sitting in front of you so you
6 should have that for the record.

7 Thank you.

8 MR. DANIELS: I know we are trying to

9 move along and listen to 20 people --

10 CHAIRPERSON MECK: We have -- first, I
11 would like to go through them all at once.
12 Let's get through everybody having a
13 chance to speak and save your questions,
14 unless there's additional information you
15 would like them to provide.

16 MR. DANIELS: I think you have done
17 it. If there's a way for the Historic
18 Commission to have them available at the
19 end or on another day to come back, I do
20 have a couple questions about the tax
21 credit, which is pretty major. I think it
22 bears additional exchange that might be
23 useful for the Commission.

24 CHAIRPERSON MECK: If you would hold
25 that, Mr. Daniels, we will make sure we

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1 figure out a way to have that answered.

2 With that, Graham Chase followed by
3 Joan Warner and Judy Lawes.

4 MR. CHASE: Graham Chase, 1596
5 Boulevard, CLASC. I am the guy with the
6 outhouse in the front of the house.

7 I am not in favor of Blue Back. It's
8 too intense a project and brings too much
9 traffic in the area.

10 I am also concerned with how far the
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11 consumer dollar will go risking the
12 current success of the existing center by
13 bringing in more restaurants, stores and
14 theaters.

15 You are competing with technology, new
16 development with the upcoming New Hartford
17 Civic Center and new development on
18 Flatbush Avenue and the Hartford
19 Healthtrax health facility will have a
20 pool and exercise facility, and
21 Cornerstone Fitness and Fitness Clinic,
22 Extreme Fitness and YMCA, and Curves --
23 you will be closing all businesses in West
24 Hartford.

25 I do offer kudos to Mr. Heapes for the

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1 sales presentation of the year. I can't
2 help but wonder how we all survived all
3 these years without Blue Back Square.

4 He has pictured the parking garages as
5 the greatest thing. If he believes they
6 would be so successful, why isn't he
7 funding them and keeping the revenue.

8 I am glad Mr. Heapes brought West
9 Farms into the presentation and how the
10 length of the mall will be -- the building
11 cover will be the same as our existing
12 center, But there is a lot of area to walk

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13 around when it's rainy, snowy.

14 And I see a couple more comparisons
15 between West Farms and Blue Back. Blue
16 Back will be 56 percent the size of West
17 Farm Mall, which it's on approximately 120
18 acres. Blue Back Square will be on 10
19 acres. I am curious what the size is of
20 Blue Back.

21 The Town's handout has it as 577,769,
22 square feet, while Mr. Heapes' PowerPoint
23 presentation has it at 729,227 square
24 feet. My only real question is: If Mr.
25 Heapes requires no escrow money to create

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1 the intersection and widening of entrance
2 and exit ramps at Park Road, and we all
3 know how slow local and state government
4 can be, I predict Blue Back Square will be
5 completed before Park Road is even
6 started.

7 I am sure you have been reading the
8 opinion and comment section in West
9 Hartford News. In case you haven't been
10 keeping track, it's around 65 percent
11 against Blue Back. So ask yourselves if
12 you support Blue Back will those same 65
13 percent be voting for you next election.
14 I won't be.

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15 I will leave you with this picture of
16 the boulevard, my street, my prediction of
17 what it will look like when the parking
18 garages aren't used.

19 Thank you.

20 CHAIRPERSON MECK: Thank you,
21 Mr. Chase.

22 Next we will hear from Joan Warner
23 followed by Judy Lawes and Richard
24 Garrison.

25 MS. WARNER: Good morning. My name

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1 is Joan Warner, W-a-r-n-e-r, and I live at
2 73 Pioneer Drive here in West Hartford.

3 I am here today in support of Blue
4 Back Square, both personally and as a
5 trustee of Noah Webster House and Historic
6 Society of West Hartford.

7 I have been a resident of West
8 Hartford all my life, and I think about
9 half of those years I have been affiliated
10 with the Noah Webster House, and I am a
11 former president of the board.

12 I would like to read a letter that has
13 the full support of our current board.

14 "Dear Mr. Heapes: On behalf of the
15 Noah Webster House and Historic Society of
16 West Hartford we write in support of the

17 proposed educational, cultural and
18 historic themes that Street-Works has
19 incorporated into the design of Blue Back
20 Square.

21 "Many of these themes are central to
22 the mission of the Noah Webster House.

23 "One, to establish common ground for
24 understanding our diverse community
25 through the history and life of Noah

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1 Webster.

2 "Two, to promote and cultivate an
3 interest in history by telling the stories
4 of West Hartford and its residents.

5 "And three, to help adults and
6 children create meaning from the past
7 through participatory experiences and
8 access to historical materials.

9 "The election of 'Blue Back Square' as
10 the name of the complex recognizes the
11 important contribution that West
12 Hartford-born Noah Webster made in his
13 1783 grammatical institution of English,
14 and after his blue cover for the Blue Back
15 speller.

16 "In addition to the name of the
17 development, we are pleased, in addition,
18 to know Webster's contributions would be

19 acknowledged through installing timelines
20 and wall panels that trace his many
21 accomplishments such as patriot,
22 lexicographer, and abolitionist, as a
23 symbol of his time, telling the Noah
24 Webster's story to help our community
25 understand many of the social and

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1 political changes that developed in West
2 Hartford (west division), and the country
3 as a whole during the 18th and early 19th
4 centuries.

5 "We are pleased that the Street-Works
6 proposal incorporates West Hartford
7 history into its design and seeks to
8 cultivate a better interest in local
9 history.

10 "A picnic area centering around a
11 10-by-10-foot bronze map would be a fine
12 way to highlight key historic locations
13 within the town and create a visual
14 understanding of how the center has
15 changed over time.

16 "Another positive proposal is the
17 large window exhibit to explore local
18 history in the center of Blue Back that
19 you have asked the Noah Webster house in
20 West Hartford Historical Society to

21 manage.
22 "Finally, we are pleased with the
23 whimsical approach to connecting Noah
24 Webster's Blue Back Speller through a
25 human-size crossword puzzle in the center

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1 of the complex.
2 "These historic themes and educational
3 opportunities would allow the public rich,
4 meaningful experiences with the past by
5 celebrating Noah's Life and West
6 Hartford's history.
7 "We believe that the subject matter
8 will build community connection and
9 respect for the past and future.
10 "Sincerely, Christopher Dobbs,
11 Executive Director, Noah Webster House,
12 and West Hartford Historical Society, and
13 Janet Tracy, Chairman of the Board."
14 Thank you very much.
15 CHAIRPERSON MECK: Thank you,
16 Ms. Warner.
17 Next person on the list is Judy Lawes
18 followed by Richard Garrison and Rick
19 Lifting.
20 MS. LAWES: Judy Lawes, 102
21 Ridgewood Road, and town resident since
22 1959.

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23 I just want to thank you, and the town
24 manager, the staff, all of you here, and
25 the developer for all of your hours and

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1 fine presentations.

2 I have watched almost all of it, and
3 thanks to CPTV. I believe that this plan
4 meets the quality mix goal the town has
5 sought for a long time.

6 I believe that the developer has
7 listened to the townspeople, the staff and
8 made suggested modifications and presented
9 a comprehensive and exciting project.

10 I am especially pleased that Mr.
11 Heapes chose the name "Blue Back Square,"
12 and is willing to feature our most famous
13 native son, Noah Webster, with the
14 historic markers concerning his
15 contributions in many fields, and
16 providing space to our West Hartford
17 historic Society for exhibits.

18 I think it would be most difficult to
19 find another developer whose plan would
20 provide the same sensitivity to past
21 history, present needs and the future
22 character of the town center, and to find
23 one as committed to working as well with
24 the town officials, the townspeople,

25 talking with existing merchants and doing

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1 this comprehensive public, private,
2 partnership.

3 When completed the center will be
4 enhanced, its blighted area removed, and
5 government operations consolidated. We
6 will have two gathering places. The
7 square itself, and a new park near the
8 brook.

9 Consolidating the Board of Education
10 and Town Hall office makes sense to me and
11 should provide efficiency in government
12 operation well into the future.

13 While we have a number of condominium
14 complexes near the center, most of these
15 are apartment conversions of buildings
16 built anywhere from the 1920s on, and are
17 modest in size and price. It will be a
18 good thing to have more, modern, upscale
19 condos with the amenities closeby to keep
20 present homeowners who are downsizing in
21 the town and add to the real estate mix we
22 offer right within walking distance or in
23 the center.

24 I would like to, without going into
25 detail, endorse the recommendation made by

1 the Historic Commission concerning the
2 garages. I have looked at what they have
3 proposed. And also the recommendation
4 having to do with the Board of Education
5 building.

6 Thank you very much.

7 CHAIRPERSON MECK: Thank you,
8 Ms. Lawes.

9 Richard Garrison followed by Rick
10 Liftig and Jim Beechard.

11 And I want to let anybody know who
12 came in after we started speaking, if you
13 would like to speak, the sign up table is
14 to my right, and please come up and place
15 your name on that list and we will get to
16 you shortly.

17 Mr. Garrison.

18 MR. GARRISON: Richard Garrison,
19 G-a-r-r-i-s-o-n, 57 Garfield Road in West
20 Hartford.

21 My wife and I have lived in West
22 Hartford over 33 years. Our children went
23 through the West Hartford school system.
24 We have liked very much what is being
25 proposed for Blue Back.

1 In the real world, of course, nothing
2 is perfect, including the proposed
3 project. It's attractive, workable,
4 pedestrian beneficial, and well thought
5 out, and I believe it will enhance the
6 center and the town in general.

7 We definitely do not like what we see
8 as the most likely alternatives. It's
9 inevitable that there will be extensive
10 development between south Main Street and
11 Troutbrook. Whether or not this project
12 is approved the area will be developed.

13 The question is not whether there will
14 be changes, because there will be changes.
15 The question is what will the changes be,
16 whether they be by seven different
17 developers who might want to locate in
18 that area, each acting according to their
19 respective and different agendas and each
20 doing what they want within the existing
21 zoning on similar regulations with little
22 or no input or control by the community
23 and town and certainly with no overall
24 planning.

25 If the area were developed that way,

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1 which, by the way, is the usual way
2 development occurs, the overall result
3 would be largely unplanned, uncoordinated
4 and random.

5 You cannot predict how it would turn
6 out.

7 To some degree that is what seems to
8 be happening with the Whole Foods
9 property. The Whole Foods property, for
10 example, certain desirable road and
11 traffic improvements around the old food
12 site will not be made, because the
13 developer of that sight is not obligated
14 to put them in, so it's not going to
15 happen.

16 So, having uncoordinated, random
17 development with unforeseeable results and
18 consequences is one option, and the other
19 one is to develop the area in a carefully
20 planned, unified and coordinated plan like
21 Blue Back Square with lots of input and
22 control by the town, including public
23 input.

24 And there has been considerable public
25 input. Remember the information and

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1 public comment sessions last winter, and
2 the changes made to the project as a

3 result of that input? Also, don't forget
4 the town staff members who live in West
5 Hartford and have been negotiating this
6 deal to share with the rest of us have a
7 personal interest in having this
8 development done right.

9 For example, turn to manager
10 Mr. Feldman who lives not far from the
11 center. These are very intelligent,
12 experienced and competent people. It's
13 their hometown too, and they and their
14 families will be affected by what happens.

15 Traffic has been a big topic and
16 rightly so. No matter who develops the
17 area, no matter what is built there,
18 traffic will be an issue. It is a fact.

19 Whole Foods, for example, will
20 generate traffic which leads to making
21 desirable road improvements, because it
22 isn't required that Blue Back will be
23 making lots of improvement to deal with
24 pedestrian safety and traffic changes to
25 the Green in the middle of South Main

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1 Street and beneficial modifications to
2 several existing road intersections.

3 Development is going to happen. The
4 only question is are how and by whom. Any

5 development is involved in a lot of
6 traffic and pedestrian access, safety,
7 parking and design, and on, and on, and
8 on.

9 We have a wonderful town. Blue Back
10 plans to deal with the whole square and
11 all those things in a planned,
12 comprehensive imaginative, attractive and
13 coordinated way with a significant degree
14 of control.

15 If the town rejects this opportunity,
16 it's highly unlikely that a similar
17 comprehensive developer will replace this
18 one.

19 If the town rejects Blue Back, the
20 most likely outcome we will end up with
21 will be random and uncoordinated and
22 disjointed development between South Main
23 and Troutbrook.

24 We support Blue Back Square. We like
25 what is being proposed, and we definitely

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1 do not like what we believe will be the
2 alternative, random, uncoordinated
3 development in the heart of West Hartford.

4 We urge you to approve the Blue Back
5 Square project.

6 Thank you.

7 CHAIRPERSON MECK: Thank you,
8 Mr. Garrison. Rick Liftig,
9 MR. LIFTIG: Rick Liftig, 75
10 Foxridge.

11 First I would like to thank the town
12 council, TPZ, and alterantes, and Channel
13 5 for walking in here and doing a lot of
14 heavy lifting. I, for one, appreciate it.

15 Fifty-four years ago 700 people packed
16 this auditorium for a heated zoning battle
17 raging for the better part of a year about
18 an issue about a landmark theater in the
19 round to be designed by Frank Lloyd
20 Wright.

21 The opposition derived a plan that it
22 was mere culture spread upon a commercial
23 enterprise, and they added in private
24 conversations, who knows what those crazy
25 actors will be doing at 2:00 in the

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1 morning when they get out of the theater.

2 The proposal was defeated. Several
3 years later the town placed the
4 classically designed SNET office building,
5 which is still on the corner of Sedgwick
6 Road and South Main Street.

7 Although today this affair sounds
8 quaint, it belies the nature of our town.

9 We are reverent of tradition and
10 hesitant to make drastic changes in the
11 landscape. We are fearful that our town
12 will resemble the Berlin Turnpike or
13 center of Avon.

14 And we stay in this town because we
15 relish the sense that stays in this
16 community.

17 Frank Lloyd Wright's theater did not
18 define our community's future nor will
19 Blue Back Square. Buildings do not define
20 our future. Today's middle school could
21 be tomorrow's senior housing.

22 Today's armory, tomorrow's office
23 building.

24 Realistically, our future will be in
25 the hands of Daisy Scouts, Tiger Cubs and

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1 Little Leaguers that parade down Main
2 Street Memorial Day.

3 It is a zoning issue. Nothing more.
4 It's about building and financing.
5 Nothing more. No one should be trying to
6 transform this issue into anything more
7 than it actually is.

8 Yet, there is one aspect of our future
9 that is sure to occur. Our town will
10 become older. The baby boomers are aging

11 and will be looking for smaller
12 residences.

13 The baby boomers in later years are
14 looking for housing placed in close
15 proximity to shops and markets. They
16 prefer most of their needs to be available
17 within a five-minute walk.

18 They won't be driving to Newington for
19 fast food and two by fours.

20 In this way Blue Back Square is very
21 much ahead of the curve in the design and
22 concept. As most of you know, this is
23 exactly the type of design that was
24 designed for Elmwood Center in 1997.

25 I represent the movement known as

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1 Smart Growth. It's exactly the type of
2 development that baby boomers will want
3 and need during the next 50 years. And
4 this is exactly what the businesses in
5 West Hartford Center need to maintain a
6 diverse city.

7 Walking traffic generated by new
8 residents and office workers will benefit
9 the center more than anything that I know.
10 With predicted rents approaching \$45 a
11 square foot, West Hartford Center's stores
12 such as Zacher's, War and Pieces and

13 Pfau's Hardware, without more residents
14 doing their daily shopping the center ends
15 up as a glorified food court.

16 If this plan is rejected our standard
17 zoning takes precedent. Under those rules
18 the Grody property could house another car
19 dealership or become a McDonald's, a CVS,
20 or, heaven forbid, a car wash.

21 Development will occur piecemeal and
22 the infrastructure will change and will
23 never be --

24 CHAIRPERSON MECK: If I can ask you to
25 wrap up your comments. After we have

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1 other people speak, if you need to come
2 back and finish, that will be fine.

3 MR. LIFTIG: I have seen on Elmwood
4 what happens when you have piecemeal
5 development. I have seen on Elmwood what
6 happens when property development is
7 repeatedly blocked by well-meaning
8 residents.

9 Vacant buildings are boarded up and
10 become a magnet for graffiti. Every sales
11 attempts to develop the property poisons
12 the next attempt. Eventually you create a
13 self-appointed property and the
14 development fails and every developer is

15 your enemy.

16 It would be a shame if West Hartford
17 Center was placed in limbo as Elmwood has
18 been. Please don't let Raymond Road stay
19 in limbo. I would like you to adopt that
20 proposal.

21 CHAIRPERSON MECK: Thank you. Next,
22 Jim Bechard.

23 MR. BECHARD: Good morning. My name
24 is Jim Bechard. My wife and I have been
25 residents of West Hartford for 15 years.

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1 The name is spelled B-e-c-h-a-r-d, 1
2 Colton Road.

3 I have changed a lot of my thoughts
4 from the original Blue Back Square. I am
5 against -- just going with the first that
6 was proposed -- I am going to try to keep
7 my comments brief today for more of a
8 professional level, and try to keep my
9 personal feelings out of it.

10 I have a couple concerns with the
11 project. One of those is the density of
12 the project. When you look at West
13 Hartford today what makes it successful
14 and attractive is that there are no empty
15 store fronts; the center is always busy.

16 I go back to the days when I ran the

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17 Sage Allen store in downtown West
18 Hartford, and there was a toy store
19 franchise on the street.

20 If we fail to build this project and
21 have empty office buildings and stores, as
22 well as condos for sale, it will not only
23 hurt the look of the center but will
24 result in the center losing the excitement
25 and economic success it's currently

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1 experienci ng.

2 I heard that the developer said this
3 project needs to be this size for it to
4 work for him and his investors. I would
5 be very surprised if a proposal of this
6 size has ever been accepted in any town
7 without additional negotiation by both
8 parties.

9 The developer has one goal: To sell
10 this project to the town. The numbers
11 make sense. I guarantee you that a
12 developer has never prepared a project for
13 a mall, downtown center or strip center
14 that did not look great on paper.

15 If it was as easy as he makes it
16 sound, every downtown would be adding
17 space for retail restaurants and
18 businesses.

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19 I am concerned also about the makeup
20 of the restaurants and stores that
21 possibly could be added to this project.

22 What makes the center unique is the
23 makeup of the retail space. A lot of
24 retail space we have, you cannot find
25 elsewhere. Chico's is about the only

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1 national chain we have. And that's what
2 makes the center unique.

3 We cannot compete with West Farms,
4 Buckland, Kohl's going in Canton. Those
5 are big box retailers, and we cannot
6 compete. We have to be special.

7 The one thing that really bothers me,
8 too, is the amount of retail space. I
9 have worked in retail over 25 years. I
10 can generally discuss this topic.

11 Just because you build more stores
12 does not mean you do more business. If
13 that was the case, every big box retail
14 would double the size of their store, and
15 say, We are going to do more business.

16 That is, in essence, how you have to
17 look at this project.

18 We have a lot of small stores. We are
19 building a major retail center. One thing
20 I have not heard discussed also is how are

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21 we going to market the center.
22 Sometimes you think by building
23 bigger, you avoid competition. I think in
24 this particular case we are not moving to
25 the next century, and we are going to have

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1 more competition because now West Hartford
2 is on the radar screen as opposed to being
3 off the radar screen.

4 There has to be a well thought-out
5 marketing plan, not only for today but
6 ongoing for this center to be successful.

7 It is going to cost millions of
8 dollars to do that. Who is going to pay
9 for that?

10 The other concern I really have is the
11 traffic. A few months ago this project
12 was being proposed, and I asked the
13 developer how many customers in addition
14 to what we have today needs to be drawn
15 into this center for this center to be
16 successful, and where do they need to come
17 from.

18 The question was never answered by the
19 developer. We have a lot of competition
20 around us. And Hartford and West Hartford
21 will be the only ones charging for
22 parking. Is that really a good idea?

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23 I have sat in traffic on Park Road
24 when I commute home every day for 15 to 20
25 minutes. I am appalled that finally,

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1 because of this proposal, we are looking
2 now to increase the traffic flow through
3 Park Road and improve it.

4 Many years ago when Nordstrom's
5 addition was put on the West Farms Mall,
6 and finally Target, the traffic engineer
7 said they could improve the traffic flow
8 by timing lights.

9 I will challenge anyone in this room
10 to tell me you can go from downtown West
11 Hartford by that Nordstrom's, through
12 Target, during rush hour or during busy
13 season and get there in less than 20 to 25
14 minutes. It's a nightmare.

15 We are also being told now that
16 because of this development any
17 improvements of traffic will come up for
18 approval.

19 In closing I ask the Town Council to
20 be sure you analyze every piece of this
21 project and make sure it makes sense on
22 every aspect. If one aspect gives you
23 that uh-uh feeling, go back and challenge
24 the developers.

25 The impact of this development is

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1 going to last for many generations. If
2 the developer says, Sorry, can't do this,
3 then let him walk.

4 Bigger is not always better.

5 CHAIRPERSON MECK: Thank you,
6 Mr. Bechard.

7 Next we will hear from Stephen Guest
8 followed by Linda Howey, and anybody else
9 who came in, if you would like to speak
10 this morning, please sign up at the table
11 to my right.

12 MR. GUEST: Thank you. My name is
13 Stephen Guest. I live at 5 East Maxwell
14 Drive.

15 And my family have been residents of
16 West Hartford for the last 20 years, and I
17 have been working within the center for
18 the last 25 years.

19 I just want to briefly express my
20 support for the project, and just amplify
21 some of the things that I wrote in the
22 message to the body.

23 One of the things I would comment on
24 is the reaction of everybody when these
25 public hearings have been ending early the

1 Last few weeks. I guess you are going to
2 end early again today.

3 I can understand your reaction
4 concerning what we went through with the
5 Home Depot presentation a number of years
6 ago, which I was a participant and sat in
7 on many hours in here, and you can react
8 to the lack of comments in many ways.

9 One is saying that there is apathy in
10 the town. I don't take that reading.
11 What I take is -- from what I hear is the
12 town is familiar with the project, and I
13 would read from the lack of participation
14 and public commentary, faith in the work
15 that the town officials have done up to
16 this point getting the project in hand,
17 and also faith in the governing body now
18 making a good decision, taking a good
19 close look at the project and maybe
20 wanting changes they view appropriate.

21 And I think you take some -- deserve a
22 lot of credit for having the town pass and
23 delegate that authority over to you with
24 the limited reaction that you have seen
25 thus far.

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2 I hope you support the project. Thank
3 you.

4 CHAIRPERSON MECK: Thank you, Mr.
5 Guest.

6 Linda Howey followed by Maryanne
7 Lynch, followed by Annette Gavens.

8 MS. HOWEY: My name is Linda Howey.
9 I live at 1589 Boulevard. I have lived in
10 town for 28 years, on the boulevard, which
11 is the historic district area.

12 I am also a member of the West
13 Hartford Historic District Commission, and
14 I wasn't prepared to speak this morning.
15 I don't like speaking in public, but I've
16 followed this project very closely since
17 its inception. I have had chats with
18 Richard Heapes and with the mayor and
19 other residents.

20 And sitting here this morning, what
21 really struck me is that I kind of agree
22 with everyone who has spoken. I have been
23 in favor of the project from the
24 beginning, but I did think it needed
25 modifications. I think Mr. Heapes has

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1 come forward and made many modifications
2 which are satisfying.

3 However, I think we have to slow down
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4 with this. I think we have to consider
5 the impact on the town for the future. I
6 especially hope the town council will
7 consider Les Brodacki's proposal, which I
8 think makes a tremendous amount of sense.

9 Graham Chase's photo of what my street
10 may look like 20 years from now is pretty
11 frightening, and I do think that all can
12 be attended to.

13 I think we have to focus on the
14 traffic, the parking garages. What will
15 the impact on the historic buildings along
16 Main Street's mix of stores be that we are
17 going to have.

18 I just think we have to slow down a
19 little, and everyone give a little bit
20 more, compromise a little bit more, and I
21 think this will be a fabulous project.

22 I don't drive, and I am very much
23 looking forward to walking to Blue Back
24 and taking advantage of everything that is
25 there, but I think we have to just work a

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1 little bit longer on this and then it can
2 be exactly what the town needs for now and
3 the future.

4 Thank you.

5 CHAIRPERSON MECK: Thank you,
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6 Ms. Howey.

7 Maryanne Lynch.

8 MS. LYNCH: My name is Maryanne
9 Lynch, L-y-n-c-h. I live at 109 Whitman
10 Avenue, like Walt Whitman.

11 First of all, it's been really hard
12 for me to get here and be able to stay at
13 this meeting. I commend all of you who
14 serve in public office. It's a tremendous
15 compliment, and I really have appreciated
16 it just from my effort to try and get here
17 and follow what is going on.

18 I, too, was very much opposed to Blue
19 Back until I came the other night. And I
20 still wish the town would consider taking
21 as much of this property as possible and
22 turning it into a park, because I think
23 it's the last opportunity we are going to
24 have to create green space in West
25 Hartford, and I know that's not keeping

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1 with everyone's idea about generating
2 revenue, but my feeling is the fear if we
3 are going to take out a bond anyway, why
4 not take that bond and buy the Grody
5 property, Crowley property that is
6 surrounded by Raymond Road and Memorial
7 Drive and convert that into a park like

8 that in Newington.

9 And I think we could, maybe, put a
10 field there or sports field or anything we
11 can do to get people outdoors and
12 exercising rather than being indoors at
13 movie theaters or more eateries.

14 We already have an obesity problem in
15 this country. Wouldn't it be great?

16 But I also think the reason West
17 Hartford is booming is because of the way
18 it is right now, not because it's
19 overbuilt like other places.

20 There is nothing appealing about going
21 over Route 44 to Avon, one strip mall
22 after another, and I just don't see the
23 benefit of one more development here.

24 I am not opposed to condos. I am not
25 opposed to more offices if we need them.

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1 I think we have so many empty spaces
2 already, and Bishop Corner, New Britain
3 Avenue, we should consider developing
4 those areas instead of overgrowth in this
5 area.

6 The other suggestion I have is in
7 regard to the library and Board of
8 Education. If we have too much space in
9 the Board of Education building, and the

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10 library needs to expand, my suggestion
11 would be we create some kind of link
12 between the library and the building we
13 already own instead of adding on or
14 building more on the library. Use some of
15 the Board of Education space for the
16 library and move the Board of Education
17 people into an end of that Board of
18 Education building instead of annexing on
19 to the Town Hall.

20 I don't see the need for our building
21 structures and the expenditure. That way
22 we could use it for open land.

23 For those people who don't think we
24 need open space, I would say my children
25 played on the town recreational league

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1 soccer, and we had to go to Avon to play
2 our games.

3 We have a park like structure already
4 behind the Town Hall. If we could just
5 add that whole block there, and make it
6 into park land, I think it would be a
7 legacy for this town, and I really wonder,
8 you know, 25 or 30 years from now when
9 people drive by and see Blue Back Square,
10 are they going to say what tremendous
11 foresight, or if they see a park and think

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12 this is like Bushnell, West Hartford,
13 Central Park, if they will say No, or What
14 a great gift they left us at that time.

15 I mean, that is my question to the
16 council. I think to come off the highway,
17 I don't know how many people get off and
18 sit forever at the exit into West Hartford
19 already at rush hour, but to come by and
20 see a community hub there and to see
21 greenery and people outdoors is a lot more
22 community than to drive by and just see
23 more office buildings and parking garages.
24 That only adds to the sense of enemy in
25 this world.

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1 I hope you consider that, and maybe we
2 can enhance the landscaping along Ishman
3 Road and other areas around it.

4 Thank you.

5 CHAIRPERSON MECK: Thank you,
6 Ms. Lynch.

7 Annette Gavens.

8 MS. GAVENS: My name is Annette
9 Gavens, G-a-v-e-n-s. I live at 22 Berwyn
10 Road. We built this home and have lived
11 in it for 38 years.

12 Thank you for allowing me to speak.
13 Though in my heart I sense this is a done

14 deal, there is not a thinking person in
15 West Hartford who does not agree that the
16 area we are talking about surely needs
17 redevelopment.

18 Where the conflict comes is in the
19 size and density of the present proposal.

20 What has been suggested is not in the
21 best interest of West Hartford. It is in
22 the best interest of the developer's
23 profits.

24 There is no need for the Hartford
25 Hospital satellite. They already have a

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1 strong presence in this town on New
2 Britain Avenue and Bishops Corner.

3 We certainly don't need the theater
4 when the old Elm Theater stands vacant.

5 Another area of contention is the
6 giving up of the historical Board of
7 Education building.

8 The idea of now to combine departments
9 and the Board of Education will work more
10 closely is quite laughable.

11 You would think they were 50 miles
12 apart from each other, when in fact, they
13 could throw a stone through each other's
14 windows.

15 The town allowing a stranger to use
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16 its credit rating is a bit quirky. Most
17 folks wouldn't even allow that for their
18 mother-in-law.

19 I am not great at crunching numbers,
20 but the revenue side of the parking
21 garages are very overestimated. Each
22 space would have to be occupied an amount
23 of time.

24 I beg the council members to not
25 accept the whole package. Take the good

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1 and what makes sense for West Hartford and
2 throw out the rest.

3 Thank you for your time.

4 CHAIRPERSON MECK: Thank you,
5 Ms. Gavens.

6 We will now hear from the Seaberg
7 family.

8 MR. SEABERG: Good morning. My name
9 is Doug Seaberg, S-e-a-b-e-r-g, and I am
10 here with my son Jimmy -- our son, Jimmy
11 and my wife Jane. We live at 9 Arapaho
12 Road right in the center, the west side of
13 the center.

14 And, again, we are pretty much in
15 favor of the Blue Back development. I
16 think I echo some of the sentiments of the
17 last speaker. We are a little concerned

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18 about the size and density of the
19 development.

20 And a few issues for me, really, are
21 safety concerns that need to be addressed,
22 some of the traffic issues that have been
23 raised here before, and the general
24 quality of life.

25 The concern is: There are enough

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1 elderly people who live on our street and
2 walk everywhere, and Arapaho Road, even
3 though it's only one block long, becomes
4 somewhat of a cut-through.

5 One of my chief concerns is your
6 consideration the Blue Back Square
7 development wants that annexed. I think
8 it was an idea on the Memorial Road to
9 Troutbrook; however, in the high density
10 and more residential areas I would be
11 concerned about adding more cut-throughs.

12 We are concerned about the alleyway
13 that goes alongside the post office. If
14 that should be opened up there, there will
15 be six more cut-throughs.

16 West Hartford is becoming somewhat a
17 victim of its own success. The numbers of
18 people in the center on a regular basis,
19 and we see that regularly, especially in

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20 the morning when we walk our dog, when you
21 walk through the center, there are certain
22 aromas that are there this time of year,
23 and hot and sticky weather with all the
24 outdoor eating establishments, the
25 sidewalks get sticky.

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1 I would urge the town to be concerned
2 about that, as well as the merchants and
3 associates, to have some strict guidelines
4 for keeping the center clean and paying
5 attention to that, to make sure that there
6 is some proper form of cleaning up the
7 sidewalks from the ice cream that is
8 spilled to all of the items that fall from
9 the tables in the evening.

10 The other thing is getting back to
11 some of the traffic issues, make sure that
12 there is enforcement of crosswalk issues
13 that are just accidents waiting to happen.
14 Especially with the elderly.

15 You might consider doing something
16 with speed bumps or some kind of traffic
17 circles or patterns that slow people down.

18 That would be some of the concerns
19 that I would have.

20 I also think my son has a few things
21 he would like to say. Jimmy.

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22 JIMMY SEABERG: My name is Jimmy
23 Seaberg. I am 12 years old. I live at 9
24 Arapaho. I go to Kingswood-Oxford school.
25 I am here today because I am in favor

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1 of Blue Back, but I have a few concerns
2 about how it's not going to be kid
3 friendly. I know I am not alone feeling
4 that way.

5 I am in a sixth grade class of 63
6 kids, and I have heard numerous times
7 about how they think Blue Back should be
8 more for kids.

9 Take the movie theater, for example,
10 instead of only having adult movies, they
11 want to have more kid-friendly movies such
12 as Spiderman II.

13 In my science class during the
14 discussion on friendly environments we got
15 on the topic of Blue Back Square, and we
16 talked about the importance of having --
17 importance of having something that
18 includes everyone.

19 While we were discussing this we took
20 a vote about Blue Back. The vote came
21 back eight to one in favor of Blue Black
22 Square, but everyone thought there should
23 be more kid-friendly things, so it would

24 have -- so kids would have something to do
25 instead of getting in trouble with drugs

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1 or other stuff.

2 The town has a lot of great things for
3 kids, such as sports leagues, but what
4 about the kids who don't play sports?
5 There should be something for everyone.

6 Thank you for listening to me. This
7 is what my class and me think.

8 CHAIRPERSON MECK: Thank you to the
9 Seaberg family, and especially to Jimmy.
10 We have not heard from any young people on
11 this proposal, and it's refreshing to have
12 a young person come up and talk to us
13 about their concerns. Thank you, Jim.

14 With that I do not see anybody else on
15 the sign-up sheet. Is there anybody else
16 in the audience this morning who would
17 like to speak on the proposal today?

18 Then we have a few announcements to
19 make before we wrap up.

20 For those here and those watching on
21 television, just a reminder that we will
22 again commence public hearings open for
23 public comment tomorrow, that's Sunday, at
24 12:00 o'clock to 4:00 o'clock. Come
25 early. As you see, we are ending early

1 today. Don't plan to come in right at
2 3:00 or 3:30, because public comment may
3 have ended by then.

4 Please join us tomorrow, Sunday, from
5 12:00 o'clock, if you would like to make
6 some additional comments.

7 And with that I am going to turn it
8 over to Mr. Harris for an announcement.

9 COCHAIRPERSON HARRIS: Thank you,
10 Madame Chair, and again thank you all for
11 coming out. We appreciate you coming in,
12 and thank you to Channel 5 for all of the
13 coverage of this important proceeding, and
14 of course all of our government events.

15 I just want to clarify something. We
16 have announced several times why we have
17 these procedures in the format we do with
18 the limited time, which is, of course, to
19 be able to give everybody an opportunity
20 to be heard.

21 We also stated, though, that if you
22 have more comments at the end of the
23 hearing, at the end of the public
24 comments, you are welcome to come back up
25 and finish your comments, because we do

1 want to hear everything from everybody.

2 We have been announcing that, but on,
3 I think Thursday night, I did not announce
4 that, and I know that Ms. Herrington from
5 Meadow Brook and Attorney O'Connell
6 representing the safety center, although
7 some extra time was given, had additional
8 comments, and I had told them personally
9 they could come back up.

10 I wanted to also make sure that
11 anybody else I didn't speak to personally
12 would know that. So, we will do that at
13 the end.

14 CHAIRPERSON MECK: Two last comments
15 from me before we wrap up for the day.

16 Mr. Daniels did have a question for
17 the Historic Commission and wanted to know
18 if there could be further information
19 provided to the council and TPZ members
20 about the 20 percent tax credit? If you
21 could do that in writing, specifically who
22 the applicant would be for the tax credit
23 and if the 20 percent is on the entire
24 20-acre site and what parcel and how that
25 would work. Anything you would have to

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1 provide in writing would be very helpful.

2 I know we can follow up with
3 additional questions.

4 And my last announcement for the day,
5 I have been giving an award and usually
6 picking on Mr. Slifka. He will be happy
7 to know that I am not doing that today.

8 I am giving the award for the most
9 dedicated public servant, which goes to
10 Mr. Daniels and Mr. Brown for putting on a
11 suit and tie first thing Saturday morning.

12 And I will note for the record they
13 are both TPZ commissioners.

14 With that we recess until tomorrow at
15 12:00.

16 Thank you.

17

18 (Hearing adjourned at 10:05 o'clock a.m.)

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CERTIFICATE

04-06-26

2 I, JENNY C. EBNER, R. P. R., L. S. R., do
3 hereby certify that the foregoing testimony taken on
4 June 26, 2004, is true and accurate, including any
5 corrections noted on the corrections page, to the
6 best of my knowledge and belief.

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Jenny C. Ebner, R. P. R., L. S. R.,
Certified Court Reporter

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1 JOINT HEARING BETWEEN WEST HARTFORD TOWN COUNCIL AND
2 WEST HARTFORD TOWN PLAN AND ZONING COMMISSION.

3

04-06-26

4 DATE: June 26, 2004

5 The following items checked pertain to the
6 above-captioned case:

7 X ORIGINAL TRANSCRIPT enclosed in
8 protective, sealed white envelope.

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9

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11 Jenny C. Ebner, RPR/LSR
12 Brandon Smith Reporting Service

12

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14 Date Sealed

15 License Registration Number: 00030

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