

*Robert J. Powell*

TOWN COUNCIL AGENDA  
TOWN COUNCIL CHAMBERS  
740 MAIN STREET  
EAST HARTFORD, CONNECTICUT  
NOVEMBER 27, 2012

2012 NOV 26 P 12:48

TOWN CLERK  
EAST HARTFORD

7:00 P.M. Executive Session

REVISED 11-26-12

Announcement of Exit Locations (C.G.S. § 29-381)

Pledge of Allegiance

7:30 p.m.

1. CALL TO ORDER
2. AMENDMENTS TO AGENDA
3. RECOGNITIONS AND AWARDS
  - A. ERASE: "Stop and Think Campaign"
4. OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS
  - A. Other Elected Officials
  - B. Other Residents
  - C. Mayor
5. APPROVAL OF MINUTES
  - A. November 13, 2012 Executive Session
  - B. November 13, 2012 Regular Meeting
6. COMMUNICATIONS AND PETITIONS
  - A. Holiday Fest 2012
  - B. Hurricane Sandy: Financial Update
  - C. PHRN Award re: Outstanding Resident Leadership Team: King Court
  - D. East Hartford Fine Arts Commission: Art Teachers Exhibition
  - E. CT Veterans' Parade: Certificate of Appreciation
7. OLD BUSINESS
8. NEW BUSINESS
  - A. Local Prevention Council Grant re: ERASE
  - B. Issuance and Sale of Town of East Hartford General Obligation Refunding Bonds
  - C. Revisions to the Town of East Hartford's Plan of Conservation and Development  
Generalized Land Map: Silver Lane Commercial Corridor
  - D. Refund of Taxes
  - E. 2013 Town Council Meetings Schedule
  - F. 2013-2014 Budget Workshop Schedule
  - G. Facility Sharing Agreement re: Regional Animal Control Facility
  - H. Appointment to Boards and Commissions:
    1. Commission on Services for Persons with Disabilities  
Michael Brinius; term to expire December 2013
    2. Inland Wetlands Commission  
Stephen Watkins; term to expire December 2015
    3. Constable  
Charles Clarke; term to expire November 2013

9. OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION
10. COUNCIL ACTION ON EXECUTIVE SESSION MATTERS
  - A. **New Boston EH LLC v. Town of East Hartford:**
    1. **Docket No. CV-12-6015960S 69 Leggett Street**
    2. **Docket No. CV-12-6015959S 47 Leggett Street**
    3. **Docket No. CV-12-6015958S 33 Leggett Street**
    4. **Docket No. CV-12-6015962S 300 East River Drive**
11. OPPORTUNITY FOR RESIDENTS TO SPEAK
  - A. Other Elected Officials
  - B. Other Residents
  - C. Mayor
12. ADJOURNMENT (next meeting: December 11, 2012)

MARCLIA A. LECLERC  
MAYOR

# TOWN OF EAST HARTFORD

740 Main Street  
East Hartford, Connecticut 06108

(860) 291-7200

FAX (860) 282-2978

www.easthartfordct.gov

OFFICE OF THE MAYOR

## P R O C L A M A T I O N

WHEREAS, ERASE is one of thirteen Regional Action Councils (RACS) in the State of Connecticut funded by the Department of Mental Health and Addiction Service; and

WHEREAS, ERASE provides communities with education, training and advocacy for substance abuse prevention for our youth; and

WHEREAS, ERASE'S STOP Grant (Sober Truth on Preventing Underage Drinking) is funded through The Substance Abuse and Mental Health Services Administration with the purpose to prevent and reduce alcohol use among youth in communities throughout the United States; and

WHEREAS, ERASE used this funding to help East Hartford youth develop an educational campaign to stop underage drinking in the community. The "STOP and Think Campaign" was formed and the slogan was conceived by East Hartford students and peer leaders.

NOW, THEREFORE, I Marcia A. Leclerc, Mayor of the Town of East Hartford, community leaders and residents commend the

### ERASE PROGRAM

For providing our community with tools to educate our youth about substance abuse.

IN WITNESS WHEREOF, I hereunto set my hand and Cause the seal of the Town of East Hartford to be affixed this twenty-seventh day of November Two Thousand and Twelve.

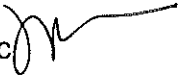


Marcia A. Leclerc, Mayor

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T O W N   O F   E A S T   H A R T F O R D  
O F F I C E   O F   T H E   M A Y O R

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**DATE:** November 20, 2012  
**TO:** Richard Kehoe, Chair  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** COMMUNICATION: STOP & Think 2009-2012 Campaign

Please add on the November 27, 2012 Town Council agenda the STOP & Think Campaign (Alcohol, Tobacco and other Drug Prevention). The purpose of this program is to prevent and reduce alcohol use among youth in the community.

The presentation by students and peer leaders will highlight the groups efforts in combating under age drinking.

Thank you

**Cc:** C. Nolen, Director Youth Services  
L. Chamberlain, Program Coordinator

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T O W N   O F   E A S T   H A R T F O R D  
Y O U T H   S E R V I C E S

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**DATE:**        October 2, 2012

**TO:**            Marcia A Leclerc, Mayor

**CC:**            Linda Chamberlain

**FROM:**        Cephus Nolen Jr., Youth Services

**RE:**            STOP & Think (Alcohol, Tobacco and other Drug  
Prevention Campaign) 2009-2012 Campaign

I would like to request that STOP & Think (alcohol, tobacco and other drug prevention) 2009-2012 Campaign be placed on the October 30<sup>th</sup>, 2012 Town Council Agenda.

STOP (Sober Truth on Preventing Underage Drinking ) was an initiative funded through The Substance Abuse and Mental Health Services Administration, Center for Substance Abuse Prevention in 2009. "The purpose of this program is to prevent and reduce alcohol use among youth in communities throughout the United States. It was created to strengthen collaboration among communities, state & local governments; to enhance cooperation and coordination on the issue of alcohol use among youth and to disseminate to communities timely information regarding state-of-the-art practices and initiatives that have proven to be effective in preventing and reducing alcohol use among youth"

The STOP and Think Campaign and slogan was conceived by East Hartford students/ peer leaders who would like to present to the Council and the Town their efforts in combating under age drinking and the various activities that they have participated in over the past few years.

*Robert J. Rossi*

2012 NOV 19 A 9:13

TOWN COUNCIL MAJORITY OFFICE

NOVEMBER 13, 2012

TOWN CLERK  
EAST HARTFORD

EXECUTIVE SESSION

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader  
Barbara-Ann Rossi, Minority Leader Eric A. Thompson, Councillors Marc I.  
Weinberg, Linda A. Russo, Ram Aberasturia, Patricia Harmon and Esther B.  
Clarke

ALSO Scott Chadwick, Corporation Counsel  
PRESENT Brian Smith, Assessor

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:05 p.m.

MOTION By Eric Thompson  
seconded by Barbara Rossi  
to go into Executive Session to discuss the following matters:

- Pending Workers' Compensation claim of Town employee Bruce Cohen
- Tax Appeal Case of Ansonia Acquisitions I, LLC v. Town of East Hartford, Docket No. CV-12-6015433S re: 40-200 Nutmeg Lane

Motion carried 9/0.

MOTION By Eric Thompson  
seconded by Barbara Rossi  
to go back to Regular Session.  
Motion carried 9/0.

ADJOURNMENT

MOTION By Eric Thompson  
seconded by Barbara Rossi  
to adjourn (7:17 p.m.)  
Motion carried 9/0.

Attest

*Richard F. Kehoe*

Richard F. Kehoe  
Town Council Chair

*Robert J. Pasick*

EAST HARTFORD TOWN COUNCIL 2012 NOV 19 A 9:13

TOWN COUNCIL CHAMBERS

TOWN CLERK  
EAST HARTFORD

NOVEMBER 13, 2012

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader Barbara-Ann Rossi, Minority Leader Eric A. Thompson, Councillors Marc I. Weinberg, Linda A. Russo, Ram Aberasturia, Patricia Harmon and Esther B. Clarke

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:36 p.m. The Chair announced the exit locations in accordance with Connecticut General Statutes §29-381, after which the Council joined him in the pledge of allegiance.

AMENDMENTS TO AGENDA

MOTION By Barbara Rossi  
seconded by Eric Thompson  
to amend the agenda as follows:

move Item 6. D. Flood Protection System: Environmental Support for Toe Drain Phase I Design, from Communications & Petitions to New Business as Item 8. E.

Motion carried 9/0.

The Chair called for a moment of silence to honor the lives of (1) Pauline Larson, mother of Congressman John Larson and State Representative Timothy Larson, who had served for many years on the town's Democratic Town Committee and also served on the Town Council; and (2) Michael Malinguaggio, Sr., who was active in several Veterans' associations, served on the Inland/Wetlands Commission and the Property Maintenance Code Board of Appeals, and was a member of the East Hartford Democratic Town Committee. They will be missed.

RECOGNITIONS AND AWARDS

Redline Automotive, LLC

The Mayor read the following proclamation, signed by her and the Town Council Chair:

*Whereas, Redline Automotive, LLC, an automotive and body repair business was started in 2006 in Cromwell, CT; and*

*Whereas, Redline Automotive, LLC, relocated to 227 Burnside Avenue, East Hartford in April, 2012, to grow and expand their business; and*

*Whereas, owners Robert and Jill Carlson are committed to efforts to support the East Hartford community; and donated considerable time, materials and labor to the complete restoration of the "Peacekeeper" armored SWAT vehicle, and the conversion of a police vehicle to a 1<sup>st</sup> response SWAT team vehicle; and*

*Whereas, Redline Automotive, LLC, has demonstrated and strengthened their commitment to the East Hartford community through their relationship with the East Hartford Police Department;*

*Now, Therefore, I, Marcia A. Leclerc, Mayor of the Town of East Hartford, do hereby offer my most sincere appreciation, on behalf of the people of East Hartford, to Robert and Jill Carlson of Redline Automotive, LLC.*

Mayor Leclerc presented the proclamation to Mr. and Mrs. Carlson, and their son, Christopher. Mrs. Carlson thanked the Mayor and the Council for this recognition.

#### OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Leclerc (1) updated the Council on the Allan S. Goodman employee strike; (2) the clock tower on Main Street is being refurbished; (3) stated that no one was in attendance at the public hearing held on November 5<sup>th</sup> for the tree removal required for the levee project; (4) reminded the Council that the town is no longer contracting with CRRA and that November 16<sup>th</sup> will be the first day that the town will dispose its trash with Covanta Energy; (5) thanked the people who are resigning from their respective commissions; (6) supports the America the Beautiful forestry grant and believes it would make a positive impact on the downtown area; and (7) supports the Hartford Foundation for Public Giving grant application for \$300,000 for the expansion of the Raymond Library.

#### APPROVAL OF MINUTES

##### October 16, 2012 Executive Session/Binkley

MOTION By Barbara Rossi  
seconded by Eric Thompson  
to **approve** the minutes of the October 16, 2012 Executive Session/Binkley  
Motion carried 9/0.

##### October 16, 2012 Regular Meeting

MOTION By Barbara Rossi  
seconded by Pat Harmon  
to **approve** the minutes of the October 16, 2012 Regular Meeting.  
Motion carried 9/0.

##### October 27, 2012 Special Meeting/Hurricane Sandy

MOTION By Barbara Rossi  
seconded by Esther Clarke  
to **approve** the minutes of the October 27, 2012 Special Meeting/Hurricane Sandy.  
Motion carried 8/0. Abstain: Russo





**RESOLVED** that Marcia A. Leclerc, Mayor of the Town of East Hartford is empowered to execute and deliver in the name and on behalf of this corporation, a certain contract and any amendments thereof with the State of Connecticut Department of Energy and Environmental Protection for the fulfillment of the America-the-Beautiful grant, and is authorized to affix the Corporate Seal.

On call of the vote, motion carried 6/3. Nays: Thompson, Harmon, Clarke

Hartford Foundation for Public Giving: Raymond Library Expansion

MOTION By Bill Horan  
seconded by Barbara Rossi  
to adopt the following resolution:

**RESOLVED**, that the duly elected Mayor, Marcia A. Leclerc, of the Town of East Hartford, is empowered to make application for and execute on behalf of this organization, documents required by the Hartford Foundation for Public Giving to obtain a grant of up to \$300,000 to fund the renovation and expansion of the Raymond Library.

On call of the vote, motion carried 9/0.

Refund of Taxes:

October 18, 2012

MOTION By Marc Weinberg  
seconded by Eric Thompson  
to refund taxes in the amount of \$3,973.06  
pursuant to Section 12-129 of the Connecticut General Statutes.  
Motion carried 9/0.

Bill	Name	Prop Loc/Vehicle Info.	Over Paid
2011-01-0000262	ADMIRALS BANK	123-125 WHITING RD	\$ (679.25)
2011-03-0053832	BOUCHARD AMY B	2009//KNDJE723897599160	\$ (122.82)
2010-03-0054355	BRITNEY LINDA	2002//1Y1SK52832Z426343	\$ (109.80)
2011-03-0058558	DAIMLER TRUST	2009//WDDGF81X99R081764	\$ (913.58)
2011-03-0060050	DONAHUE STEPHEN J	1996//1FTCR14U0TTA55797	\$ (83.01)
2011-03-0060051	DONAHUE STEPHEN J	1996//JH4KA9656TC012636	\$ (95.21)
2010-04-0081928	DONES ELIZABETH	2002//JS1GT74A822108806	\$ (24.74)
2011-03-0061259	EMILE JOSEPH A	1995//JF1GF6557SH810434	\$ (32.90)
2009-03-0063754	GAUTHIER ELIZABETH M	1998//1LNFM82W2WY626136	\$ (44.37)
2011-03-0065252	GUDAUSKAS GEORGE J OR GUDAUSKAS VIVIAN L	2000//2FAFP74W6YX131370	\$ (25.80)
2011-03-0065766	HARRIS CEDRIC P	1994//1B7KC26C5RS516739	\$ (115.10)
2011-03-0066888	HONDA LEASE TRUST	2009//1HGCP26419A191516	\$ (45.06)
2011-03-0066962	HONDA LEASE TRUST	2008//JHLRE48308C071033	\$ (45.58)
2011-03-0067086	HORIZON SERVICES	1995//1FALP45T6SF193697	\$ (13.01)

2010-03-0069056	KHETWAL DEEPAK S	1998//1HGCG6679WA060959	\$ (110.97)
2009-03-0069905	KUMMER KENNETH	1996//2G4WB52K9T1502168	\$ (64.50)
2010-03-0070120	LANZO EUGENE T OR LANZO FRANCES C	1997//1MELM55U0VG658957	\$ (63.13)
2011-03-0070159	LARKIN DARYL J	1990//1G2WJ14T4LF200189	\$ (59.90)
2011-03-0070469	LE HUING K	2000//4JGAB54E9YA173258	\$ (5.00)
2011-03-0078551	PHOTHISAENG SONGKANE J	2011//JS1GN7FA1B2102773	\$ (299.10)
2010-03-0081664	ROIX KATHLEEN M	1993//1J4GZ58S1PC617501	\$ (59.55)
2011-03-0082985	SCOTT LINDSAY N	2003//JF1GG68503H813847	\$ (222.51)
2011-03-0085628	THEPSIRI CHANKHAM	2006//YS3FD49Y961003523	\$ (28.15)
2011-03-0086317	TOYOTA MOTOR CREDIT CORP	2010//4T1BF3EK8AU519676	\$ (44.80)
2011-03-0086352	TOYOTA MOTOR CREDIT CORP	2010//2T3DK4DV1AW031831	\$ (537.45)
2011-03-0086713	TUZZOLINO JOSEPH A JR	1997//JH4DC4442VS009063	\$ (68.04)
2010-03-0089981	ZAWISTOWSKI ALAN T	2005//1J8HR58235C717017	\$ (32.92)
2010-03-0089982	ZAWISTOWSKI ALAN T	2008//1B3LC56J38N139072	\$ (26.81)
TOTAL			\$ (3,973.06)

October 31, 2012

MOTION By Marc Weinberg  
seconded by Eric Thompson  
to refund taxes in the amount of \$6,756.77  
pursuant to Section 12-129 of the Connecticut General Statutes.  
Motion carried 9/0.

Bill	Name	Prop Loc/Vehicle Info.	Int	Over Paid
2011-03-0051690	ASARISI VINCENT M	2000//2G1WF52E3Y9269392	\$ (8.58)	\$ (142.92)
2011-03-0057580	COOLEY WILLIAM G	1992//1J4FJ58S8NL117528	\$	\$ (63.76)
2011-03-0057581	COOLEY WILLIAM G	1994//1GN13W0R2131257	\$	\$ (67.61)
2011-02-0042137	GARDEN OF LIGHT INC	363 PARK AVE	\$	\$ (3,082.59)
2010-03-0065415	HALE FRANCENE A	1992//1G2WH54T9NF315960	\$	\$ (11.78)
2010-01-0015960	OAKLEAF WASTE MANAGEMENT LLC	111 ASH ST	\$	\$ (809.73)
2010-01-0007671	TKJ COMMERCIAL LLC	90 SCOTT ST	\$	\$ (2,569.80)
SUBTOTAL			\$ (8.58)	\$ (6,748.19)
TOTAL				\$ (6,756.77)

Flood Protection System: Environmental Support for Toe Drain Phase I Design

MOTION By Barbara Rossi  
seconded by Linda Russo  
to **amend** the professional services contract with GEI Consultants, Inc., originally approved at the May 1, 2012 Town Council meeting for the sum of \$734,174.00 for the continuance of design efforts and operational improvements associated with the town's flood protection system by adding \$45,792 to the contract to address the possibility of contamination of soils associated with the design of the toe drains, for a grand total of \$779,966.00.  
Motion carried 9/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Esther Clarke (1) asked for an update on the Maple Street culvert project; and (2) inquired on how the town will deal with tree limbs left at curbside due to the latest storm. (1) Tim Bockus reported that the bulk of the work on Maple Street, except for some restoration work, would be completed by the end of this week. (2) The Mayor stated that residents were notified not to mix branches and leaves, but did indicate areas hit hardest would be assessed independently.

Bill Horan commented on the quick response time he received when he called the Public Works Department to report furniture and appliances left in front of a bank-owned property on Rustic Lane.

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Workers' Compensation Claim: Bruce Cohen

MOTION By Barbara Rossi  
seconded by Bill Horan  
to **accept** Corporation Counsel's recommendation to compromise the outstanding workers' compensation lien of current employee, Bruce Cohen, as follows:

1. a partial waiver of the town's lien in the amount of \$2,409.81; and
2. accepting \$28,980.45 in full and final satisfaction of the town's lien of \$31,390.26.

Motion carried 9/0.

Ansonia Acquisitions I, LLC vs. Town of East Hartford

MOTION By Barbara Rossi  
seconded by Linda Russo  
to **accept** Corporation Counsel's recommendation to settle the pending real property tax appeal known as Ansonia Acquisitions I, LLC vs. Town of East Hartford, Docket No. CV-12-6015433S, involving 40-200 Nutmeg Lane for the fair market value of \$31,300,000.00.  
Motion carried 9/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Mayor Leclerc (1) commented that the Capital Region Development Authority presentation slated for the October 30<sup>th</sup> Town Council meeting – which was cancelled due to inclement weather – may be rescheduled for the December meeting or after the new year; and (2) stated that the America the Beautiful grant would have a positive impact on the downtown area.

ADJOURNMENT

MOTION      By Eric Thompson  
                  seconded by Bill Horan  
                  to **adjourn** (8:55 p.m.).  
                  Motion carried 9/0.


The Chair announced that the next meeting of the Town Council would be on November 27<sup>th</sup>.

Attest Angela M. Attenello  
                  Angela M. Attenello  
                  TOWN COUNCIL CLERK

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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

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**DATE:** November 16, 2012  
**TO:** Richard Kehoe, Chair  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** COMMUNICATION: Storm Sandy Financial Recap


Please save time on the November 27, 2012 Town Council agenda under Communication for a recap of Storm Sandy's total cost.

Thank you



RECEIVED  
NOV 16 2012  
TOWN OF EAST HARTFORD  
OFFICE OF THE MAYOR

## MEMORANDUM

**DATE:** November 15, 2012  
**TO:** Marcia A. Leclerc, Mayor  
**FROM:** Michael P. Walsh, Director of Finance   
**TELEPHONE:** (860) 291-7246  
**RE:** Storm Sandy Financial Recap

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Consistent with a motion approved by the Town Council on October 27, 2012, attached please find an accounting of costs expended by the Town attributable to Storm Sandy.

The costs incurred total \$130,105 with \$87,114 related to staffing, \$27,491 related to FEMA approved hourly rates for equipment used during the storm, with the remaining \$15,500 being estimated costs paid for damage to various items like light poles and the high school sign.

Related to the \$250,000 supplemental appropriation moved into Finance by the Town Council in anticipation of Storm Sandy, this amount will not be used. Instead, the costs as detailed above will be paid from the annual budgets of the respective departments. In June, should any department need funding to remain in the black, I will return to Council and request that the \$250,000 be allocated accordingly.

Should you have any questions or problems on the aforementioned, please feel free to contact me.

The Town of East Hartford  
Analysis of Storm Sandy Costs  
Prepared on October 31, 2012

**Public Works**

LABOR	\$32,585.85
EQUIPMENT	\$26,410.75
LIGHT POLES	\$10,000.00
AA LANDSCAPE	\$2,000.00
	<u>\$70,996.60</u>

**PARKS**

LABOR	\$16,897.00
EQUIPMENT	\$1,080.00
	<u>\$17,977.00</u>

**BOE**

STAFF	\$7,450.66
POLE	\$1,500.00
SIGN	\$2,000.00
	<u>\$10,950.66</u>

**FIRE**

\$25,627.76

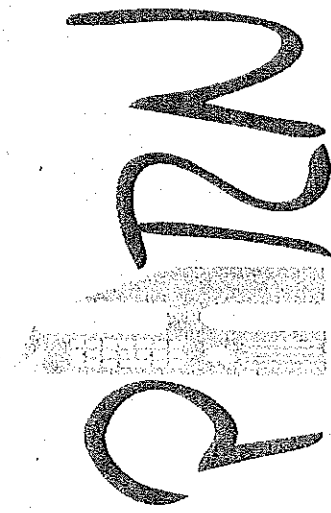
**POLICE**

\$4,552.93

**TOTAL**

\$130,104.96





PUBLICLY-ASSISTED HOUSING RESIDENT NETWORK

Publicly-assisted Housing Resident Network, Inc.

# 2012 Celebration & Awards Ceremony

## Sat., Dec. 1, 2012, 6:30 – 8:30 pm

St. Paul's Episcopal Church, 65 No. Main Street, Wallingford, CT

### PHRN 2012 HONOREES

Outstanding Developer: Carol Martin, former Development Director, Konover Residential Corp.

Outstanding Friend: Brian Anderson, AFSCME, Council 4, New Britain

Outstanding Resident Leadership Team: King Court PHRN, East Hartford

Outstanding Elected Official: Nick Economopoulos, Wallingford City Councilor

Outstanding Organizer: Alexandra Ferreira, Organizer, New Haven

\$15 per person

Hors D'oeuvres

Tickets Available in Advance: RSVP to [kim@ct-housing.org](mailto:kim@ct-housing.org) or contact Jackie Woodward, Event Chairperson,

Publicly-assisted Housing Resident Network (PHRN), 30 Jordan Lane, Wethersfield, CT 06109 PH: (860) 563-2943 X11

# The Connecticut Publicly-Assisted Housing Resident Network ~ PHRN

The Connecticut Publicly - Assisted Housing Resident Network, Inc., (PHRN), is a statewide organization of public housing and publicly - assisted housing residents that is committed to providing a voice for public housing residents in the decisions that affect their lives and their communities at the local, state, and federal levels.

PHRN is committed to the development of independent, democratic, resident-led organizations in all of Connecticut's public and publicly - assisted housing communities and to the building of one big statewide organization of public housing residents for the purpose of speaking with one voice to affect statewide and national public housing policy issues.

PHRN is committed to the training of public housing leaders. The Board meets once a month. Statewide membership meetings are held every March, June, September, and December.

Through PHRN, public housing residents and their allies are fighting to preserve and improve public housing as a vital housing resource for low-income families.

**CT PHRN, 30 Jordan Lane, Wethersfield, CT 06109**  
**PH: (860) 563-2943 X11 Kim McLaughlin, Organizer**

**The East Hartford Fine Arts Commission**

**requests the pleasure of your company**

**at the Opening Reception of the**

**ART TEACHERS EXHIBITION**

**featuring work by**

**Art Teachers of the East Hartford Schools**

**on Friday, November 30, 2012**

**from 5:00 to 7:00 p.m.**

**at the Selden Brewer House**

**167 Main Street**

**East Hartford, Connecticut**

**The exhibition will be open to the public**

**Saturday, December 1, 1:00 to 6:00 p.m.**

**Sunday December 2, 1:00 to 4:00 p.m.**

*Honoring those who serve*

# CT VETERANS PARADE

[www.ctveteransparade.org](http://www.ctveteransparade.org)

**NEXT YEAR:**

Coordinated by The Ferris Group

Sunday - November 3rd, 2013

Step Off 12:30 P.M.

Downtown Hartford

Parade Info Line: 860.986.7254

November - 2012

On behalf of the Executive and Planning Committees, we **"THANK YOU"** for supporting the **Connecticut Veterans Parade** by honoring all Veterans who have served or are serving to keep America free.

We are incredibly proud of all the Veterans who represented their military unit in the "Largest Veterans Parade in New England", and one of the "Largest in the Country" on November 4th in Hartford – Connecticut's State Capitol! **All are to be commended for their time, efforts and for participating in the parade after surviving one of the largest Hurricanes to hit the Northeast – Hurricane Sandy.**

A few astonishing Parade highlights and facts:

- Weather – Low 60's – sunny and clear
- Participants – 2,500 plus
- Military units/groups – 115 applications received
- Musical Units – 20 - middle school, high school, college, university, fife & drum, pipe & drum corps registered to participate
- Representation from Forty Eight towns and cities in Connecticut
- Moment of Silence – 1:30 p.m. - Church bells tolled and the National Anthem was sung paying tribute to all the men and women of the United States military.
- Spectators – According to the media thousands viewed the parade

Mark your calendar for November 3rd, 2013 and plan on attending the CT Veterans Parade. Plans are already underway!

Once again, **"THANK YOU"** - We salute you for the tribute you bestowed on all veterans.

Best wishes for a happy, healthy and prosperous holiday season and we look forward to seeing you next year on November 3rd.

Sincerely,

*Kristin Beth Ferris*

*Jessica Rabbitt*

Kristin Beth Ferris  
CT Veterans Fund  
Parade Coordinator

Jessica Rabbitt  
CT Veterans Fund  
Assistant Parade Coordinator

*Honoring those who serve*

# CT VETERANS PARADE

## *Certificate of Appreciation*

This Certificate is awarded to

**East Hartford Town Council**

For "Honoring Those Who Serve"  
Thank you for your participation in  
The Annual Connecticut Veterans Parade  
Sunday, November 4, 2012

*Kristin Beth Ferris*

*Kristin Beth Ferris, Parade Coordinator*

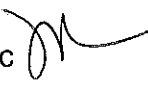
*Jessica Rabbitt*

*Jessica Rabbitt, Assistant Parade Coordinator*

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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

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**DATE:** November 15, 2012  
**TO:** Richard Kehoe, Chairman  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** REFERRAL: Authorizing Resolution Local Prevention Council Grant  
2012-2013

Attached is the authorizing resolution to enter into a funding agreement for the Local Prevention Council Grant from ERASE in the amount of \$5,675. This will help provide funding to various programs in the community that focus on prevention of substance use by children and youth.

Please place on the Town Council agenda for November 27, 2012 meeting.

Thank you

C: M. Walsh, Director Finance Dept.  
C. Fravel, Grants Administrator

## RESOLUTION OF MUNICIPAL LEGISLATIVE BODY

I, Angela M. Attenello, the duly appointed Clerk of the Town Council of the Town of East Hartford, a municipal corporation organized and existing under the laws of the State of Connecticut, hereby certify that the following is a true and correct copy of the Resolutions, duly adopted and ratified by the Town Council of the Town of East Hartford on the 27<sup>th</sup> day of November, 2012.

**RESOLVED**, that Marcia A. Leclerc Mayor of the Town of East Hartford, is hereby authorized to execute on behalf of this municipality a grant application in an amount not to exceed \$5,675 with the State of Connecticut Department of Mental Health and Addiction Services to support the activities of a local alcohol, tobacco, and other drug abuse Prevention Council, and to file any amendments or reports as may be required to successfully complete the terms of the grant contract.

**BE IT FURTHER RESOLVED** that Marcia A. Leclerc was elected Mayor. Her term of office began on January 10, 2011 and will continue until November 12, 2013. As Mayor, Marcia A. Leclerc serves as the Chief Executive Officer for the Town of East Hartford, and is duly authorized to enter into agreements and contracts on behalf of the Town of East Hartford.

AND I DO FURTHER CERTIFY that the above resolution has not been in any way altered, amended, or repealed, and is now in full force and effect.

IN WITNESS WHEREOF, I do hereunto set my hand and affix the corporate seal of said Town of East Hartford this \_\_\_\_ day of November, 2012.

\_\_\_\_\_  
Angela M. Attenello, Town Council Clerk

Seal

**To:** Marcia A Leclerc, Mayor  
**CC:** Clare Fravel, Grants Administrator  
**From:** Cephus Nolen Jr., Youth Services  
**Date:** November 15<sup>th</sup>,2012  
**Re:** Local Prevention Council Grant for November 27, 2012 Town Council  
Agenda

---

I would like to request that the Local Prevention Council Grant for 2012-2013 be on the November 27, 2012 Town Council Agenda.

East Hartford's Local Prevention Council through the East Hartford Youth Services is once again applying for funding from our Local Regional Action Council, East of the River Action for Substance Abuse Elimination (E.R.A.S.E.) in the amount of \$5,675. The "**Local Alcohol, Tobacco and Other Drug Abuse Prevention Council Grant Program**" (LPCP) is a one year initiative to support the activities of local, municipal-based alcohol, tobacco, and other drug (ATOD) abuse prevention.

The intent of this grant program is to facilitate the development of ATOD abuse prevention initiatives at the local level with the support of chief elected officials and the community. The specific goal of this grant initiative is to increase public awareness focused on the prevention of ATOD abuse, and to stimulate the development and implementation of local substance abuse prevention activities.

This is the annual Grant from ERASE (East of the River for Substance Abuse Elimination) for \$5,675 that will help provide funding to various programs in the community that focus on the prevention of substance use by children & youth. The various programs that nominated will help to reach over 2,500 East Hartford youth and their families.


The attached Resolution will authorize you as Mayor to enter into the funding agreement for this program.



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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

---

**DATE:** November 16, 2012  
**TO:** Richard Kehoe, Chairman  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** REFERRAL: Refunding Bond Resolution

Attached is a memo on the bond refunding resolution with respect to the authorization, issuance and sale not to exceed \$15,500,000 Town of East Hartford General Obligation Refunding Bond.

Please place on the Town Council agenda for November 27, 2012 meeting.

Thank you

**C:** M. Walsh, Director Finance Dept.  
J. Carlson, Town Treasurer

**RESOLUTION WITH RESPECT TO THE AUTHORIZATION, ISSUANCE AND  
SALE OF NOT EXCEEDING \$15,500,000 TOWN OF EAST HARTFORD  
GENERAL OBLIGATION REFUNDING BONDS**

**RESOLVED:**

**Section 1.** Not exceeding \$15,500,000 General Obligation Refunding Bonds (the "Refunding Bonds") of the Town of East Hartford, Connecticut (the "Town") may be issued in one or more series and in such principal amounts as the Mayor, Town Treasurer and the Director of Finance shall determine to be in the best interests of the Town for the purpose of achieving net present value savings and/or to moderate debt service payments. The Refunding Bonds are hereby authorized to refund all or any portion of any one or more series of the Town's outstanding General Obligation Bonds (the "Refunded Bonds"). The Refunding Bonds shall be issued and sold either in a negotiated underwriting or a competitive offering, and at such time or times as the Mayor, the Town Treasurer and the Director of Finance shall determine to be most opportune for the Town. Each series of Refunding Bonds shall mature in such amounts and on such date or dates as shall be determined by the Mayor, the Town Treasurer and the Director of Finance provided that no Refunding Bonds shall mature later than the final maturity date of the last maturity of any Refunded Bonds being refunded by such series. The Refunding Bonds shall bear interest payable at such rate or rates as shall be determined by the Mayor, the Town Treasurer and the Director of Finance. The Refunding Bonds shall be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Town Treasurer and the Director of Finance, bear the Town seal or a facsimile thereof, and be approved as to their legality by Robinson & Cole LLP, Bond Counsel. The Refunding Bonds shall be general obligations of the Town and each of the Refunding Bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate denominations, form, details, and other particulars thereof, including the terms of any rights of redemption and redemption prices, the designation of the certifying, paying, registrar and transfer agent, shall be subject to the approval of the Mayor, the Town Treasurer and the Director of Finance. The net proceeds of the sale of the Refunding Bonds, after payment of underwriter's discount and other costs of issuance, shall be deposited in an irrevocable escrow account in an amount sufficient to pay the principal of, interest and redemption premium, if any, due on the Refunded Bonds to maturity or earlier redemption pursuant to the plan of refunding. The Mayor, the Town Treasurer and the Director of Finance, are authorized to appoint an escrow agent and other professionals and to execute and deliver any and all escrow, investment and related agreements necessary to provide for such payments on the Refunded Bonds and to provide for the transactions contemplated hereby. The Mayor, the Town Treasurer and the Director of Finance, are authorized to prepare and distribute preliminary and final Official Statements of the Town of East Hartford for use in connection with the offering and sale of the Refunding Bonds, and they are hereby authorized to execute and deliver on behalf of the Town a Bond Purchase Agreement, a Continuing Disclosure Agreement, a Tax Regulatory Agreement and such other documents necessary or desirable for the issuance of the Refunding Bonds and the payment of Refunded Bonds.


**Section 2.** This resolution shall be effective until December 31, 2013.



## MEMORANDUM

**DATE:** November 16, 2012

**TO:** Marcia A. Leclerc, Mayor

**FROM:** Michael P. Walsh, Director of Finance 

**TELEPHONE:** (860) 291-7246

**RE:** Refunding Bond Resolution

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By way of this memo, attached please find a bond refunding resolution with respect to the authorization, issuance and sale of not exceeding \$15,500,000 Town of East Hartford General Obligation Refunding Bonds. The bond series and amounts that are callable that the Town is looking to refund are noted below:

2008 \$9,800,000 2009 \$4,700,000

I respectfully request that you forward this item along to the Town Council for action at their next meeting. By approving this item, the Town can begin the process of compiling an Official Statement and marketing this refunding bond issue in whole or in part in order to lock in interest rate savings.

While the municipal bond market will determine how much the Town will save with respect to the various callable bonds currently issued by the Town, we reasonably expect to save \$1,400,000 of interest costs over the life of the bonds that are sold.


Finally, please be advised that we are in a period of market uncertainty, and as such, sudden economic events can unfavorably influence current bond interest rates, so there exists the possibility that this savings may not be achieved to the degree we have forecast.

cc: Joseph Carlson, Town Treasurer

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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

---

**DATE:** November 19, 2012  
**TO:** Richard Kehoe, Chairman  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** NEW BUSINESS: Proposed changes to the Town Plan of Conservation and Development Generalized Land use map.

The attached memo is proposing to change the Town's Generalized Land Use map in specific areas along the Silver Lane "Commercial Corridor". The Planning and Zoning Commission map amendment application outlines the reason and specific areas the commission proposes to change the Plan of Conservation and Development Generalized Land Map.

Please Place on the Town Council agenda for the November 27, 2012 meeting.

Thank you

C: J. Choquette, Director Planning & Development

# Memo

**To: Mayor Marcia Leclerc**  
**From: John Choquette, Director of Planning and Development**  
**CC: Chairmen Tony Kayser, Michael Dayton**  
**Date: November 15, 2012**  
**Re: Proposed changes to the town Plan of Conservation and Development  
Generalized Land use map for Assessor Map # 45 & 46 – lots #  
118,119,120,120A,123, &107**

---

The Planning and Zoning Commission is proposing to change the town's Generalized Land Use map in specific areas along the Silver Lane "Commercial Corridor". As you know, any amendment to the Plan of Conservation and Development, including the Generalized Land Use Map which is part of the plan, must be submitted to the Town Council for appropriate action.

The attached Planning and Zoning Commission map amendment application outlines the reason and specific areas the commission proposes to change the Plan of Conservation and Development Generalized Land Map. The current land use designation for the subject properties is a high density residential and mixed density housing use. The Planning and Zoning Commission is proposing these Silver Lane commercial corridor parcels of land are more appropriately designated for commercial land use.

I am therefore requesting this information be placed on the Town Council agenda for the November 27, 2012 meeting for review and possible action. Chairman Tony Kayser, Town Planner Mike Dayton and I will be available to present the proposal and answer any questions the Council may have that evening. I am also available at your convenience to answer any questions you may have regarding this matter.

Thank you

740 Main Street  
East Hartford, Connecticut 06108

DEVELOPMENT  
DEPARTMENT

November 15, 2012

### Memorandum

To: East Hartford Town Council

From: East Hartford Town Planning and Zoning Commission

Re: Application for the Plan of Conservation and Development Amendment Map  
Change for Assessor Map # 45 & 46 Lots # 118, 119, 120, 120A, 123, & 107

Please find attached a copy of the above application for your consideration and review. In the past year the Town Planning and Zoning Commission has been working with staff to amend the zoning regulations and zoning map in the area know as the "Silver Lane Commercial Corridor". This area has been subject to much discussion on appropriate techniques to promote commercial revitalization. After reviewing the relevant study factors, the Commission is proposing amending the land use designation for the subject properties from high density residential and mixed density housing to commercial on the Generalized Land Use Plan. The proposed changes are reasonable and consistent with the broad principles contained in the 2003 East Hartford Plan of Conservation and Development (POCD) and are also consistent with sound planning principles, practices and current industry standards for supporting economic development. Concurrently with this application the Commission is also considering changing the zoning map and zoning regulations for this area and as a result the commission must find consistency of the proposed regulations and boundaries with the Plan of Conservation and Development (POCD). Additionally, the Capitol Region Council of Governments has reviewed this application and finds no apparent conflict with regional plans and policies or concerns of neighboring towns (see attached copy).

#### DESCRIPTION OF THE SUBJECT PROPERTIES

- 936 Silver Lane (a.k.a Showcase Cinemas) currently a vacant sixty thousand square foot building that has been offered for sale for many years. It is comprised of 10.98 acres of land. The property is currently depicted on the Generalized Land Use Plan as high density residential.

- 889 Silver Lane is currently a single family residence on 0.40 acres of land. The property is currently depicted on the Generalized Land Use Plan as mixed density housing.
- 891 Silver Lane is currently a single family residence on 6.10 acres of land. The property is currently depicted on the Generalized Land Use Plan as mixed density housing.
- 825 and 825A Silver Lane currently the property is vacant and being marketed for sale. Both parcels are under the same ownership and comprise 28.8 acres of land. The property is currently depicted on the Generalized Land Use Plan as mixed density housing.

EAST HARTFORD PLANNING AND ZONING COMMISSION PETITION FOR AMENDMENT TO THE PLAN OF CONSERVATION AND DEVELOPMENT

Date

GENERALIZED LAND USE MAP AMENDMENT



1) Change in land use designation from High density Residential & Mixed density housing To Commercial/ Commercial Node for the following parcel(s) of land:

2) Address or location of subject parcel(s) See Appendix "A"

3) Assessor's Map # \_\_\_\_\_ & Lot # See Appendix "A"

4) Size of parcel(s) in square feet/acres See Appendix "A"

5) How will the proposed map amendment clarify or improve the adopted Plan of Conservation and Development and/or improve the development of the Town of East Hartford? Silver Lane recommendations as stated within the 2003 Plan of Conservation and Development. See Appendix "B"

PLAN OF CONSERVATION & DEVELOPMENT TEXT AMENDMENT



1) Number and wording (in entirety) of existing section within the adopted Plan of Conservation and Development proposed for Amendment:

2) Proposed addition or change in wording (if necessary, other sheets may be used):

3) How will the proposed amendment clarify or improve the adopted Plan of Conservation and Development and/or improve the development of the Town of East Hartford?

Applicant (If more than one, list on separate sheet)

Name Anthony F. Kayser, Chairman East Hartford Town Planning and Zoning Commission

(print or type)

Signature *Anthony F. Kayser*

Address 740 Main Street East Hartford, CT. 06108

Telephone Cell \_\_\_\_\_ Land Line (860)291-7301 Fax # \_\_\_\_\_





**CURRENT OWNER**  
 FUTTNER BLACEY J ETAL  
 C/O JAMES J FUTTNER  
 1629 MAIN ST

**Additional Owners:**  
 SO WINDSOR, CT 06074

**TOPO:** A Good  
**UTILITIES:** 1 All  
**STRT/ROAD:** 1 Paved  
**LOCATION:**

**RECORD OF OWNERSHIP**  
 Other ID: 4590-0711  
 Homeowner Cr  
 Census 5106  
 VCS 4005  
 # Units 0  
 Class Farm-Reg  
 GIS ID:

**SUPPLEMENTAL DATA**  
 Locn Suffix  
 Zoning I-3  
 Res Area 0  
 Non Res Area 0  
 Lot Size 8.22  
 ASSOC PID#

**CURRENT ASSESSMENT**  
 Code 6-1  
 Description FARM LAND  
 Assessed Value 9,040  
 Assessed Value 6,330

6043  
 EAST HARTFORD, CT

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	%	SALE PRICE	V.C.
FUTTNER BLACEY J ETAL		3168/134	04/09/2010	U	V		0 B11
FUTTNER BLACEY J ETAL		3114/55	07/30/2009	U	V		0 B08
FUTTNER BLACEY J ETAL		2948/288	09/27/2007	U	V		0 B11
FUTTNER BLACEY J ETAL		2647/79	10/14/2005	U	V		0 B11
FUTTNER BLACEY J ETAL		1835/228	06/28/1999	U	V		0 B
SPOSITO MARY		1826/74	04/23/1999	U	V		NC
<b>Total:</b>							

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
<b>Total:</b>							

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
<b>Total:</b>							

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/SUB	NBHD Name			
0001/A				

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 0  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 0  
 Special Land Value 9,040  
 Total Appraised Parcel Value 9,040  
 Valuation Method: C  
 Adjustment: 0  
 Net Total Appraised Parcel Value 9,040

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID	Issue Date					

VISIT/CHANGE HISTORY		Date	Type	IS	ID	CD	Purpose/Result
		10/19/1990			AO	60	No Info

LAND LINE VALUATION SECTION														
B Use # Code	Use Description	Zone	D	Front Depth	Units	Unit Price	I. Factor S.A.	C. Factor Adj.	ST. Adj.	Notes-Adj	Special Pricing	S Adj Fact Adj.	Unit Price	Land Value
I 712	490 Tillable C	13			8.22 AC	1,100.00	1.0000	0	1.00	77	490	1100	1.00	9,040
<b>Total Card Land Units: 8.22 AC Parcel Total Land Area: 8.22 AC</b>														
<b>Total Land Value: 9,040</b>														

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		Element	Cd.	Ch.	Description
Model	00				Vacant
<b>CONSTRUCTION DETAIL (CONTINUED)</b>					
<b>MIXED USE</b>					
Code	712	490	Tillable	C	Percentage 100
<b>COST/MARKET VALUATION</b>					
Adj. Base Rate: 0.00					
Replace Cost					
AYB 0					
EYB 0					
Dep Code					
Remodel Rating					
Year Remodeled					
Dep %					
Functional Obsinc					
External Obsinc					
Cost Trend Factor					
Status					
% Complete					
Overall % Cond					
Apprais Val					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



Interior lot. No photo available.

OB-BUILDING & YARD ITEMS(L) / XF-BUILDING/EXTRA FEATURES(B)															
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>															
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost										Undeprc. Value
						0	0	0	0	0	0	0	0	0	
Ttl. Gross Liv/Lease Area:														0	



CURRENT OWNER		TOPO	UTILITIES	STRT. ROAD	LOCATION
825 SILVER LANE L L C		A Good	1 All	1 Paved	VAC RS LN
312 DEMING STREET					
SO WINDSOR, CT 06074					
Additional Owners:					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.
825 SILVER LANE L L C		2984/ 207	01/30/2008	U	V	80,000	B24
FUTTNER EDWINA 1/3 INT		1768/ 142	08/10/1998	U	V	0	B
FUTTNER EDWINA ETAL		1638/ 306	09/09/1996	Q	V	0	NC
FUTTNER EDWINA ETAL		1080/ 78	01/01/1900	Q	V	0	NC
FUTTNER MARK F & LISA & THOMAS & JOSEPH		1768/ 143		Q	V	0	NC

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm. Int.
Total:		26,170				26,170	

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/ SUB	0001/A			

FIXED ASSMNT. REMOVED EFF. 2001 LIST.  
 2011 BAA N/C.

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID						

LAND LINE VALUATION SECTION		Zone	D	Front	Depth	Units	Unit Price	Factor	S.A.	Adj.	Notes- Adj.	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
B Use Code	I 100 Vacant	B1A	100	100	0.23 AC	60,802.00	3,3416	5	1.00	40	0.80		1.00		37,380
Total Card Land Units: 0.23 AC Parcel Total Land Area: 0.23 AC Total Land Value: 37,380															

APPRaised VALUE SUMMARY  
 Appraised Bldg. Value (Card) 0  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 37,380  
 Special Land Value 0  
 Total Appraised Parcel Value 37,380  
 Valuation Method: C  
 Adjustment: 0  
 Net Total Appraised Parcel Value 37,380

VISION

6043  
 EAST HARTFORD, CT

26,170  
 37,380  
 26,170

PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code Assessed Value Yr. Code Assessed Value

2011 5-1 26,170 2010 5-1 32,280

Total: 26,170 Total: 32,280

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

APPRaised VALUE SUMMARY

APPRaised VALUE SUMMARY

**CURRENT OWNER**  
 ENGELHARDT DONALD  
 889 SILVER LN  
 EAST HARTFORD, CT 06118  
 Additional Owners:

**UTILITIES**  
 1 All  
**STRT. ROAD**  
 1 Paved  
**SUPPLEMENTAL DATA**  
 Other ID: 4590-0889  
 Homeowner Cr  
 Zoning B-1A  
 Census 5106  
 Res Area 1615  
 VCS 4005  
 # Units 1  
 Class Res  
 GIS ID:  
**ASSOC PID#**

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/f	SALE PRICE	V.C.
ENGELHARDT DONALD	2634/262	09/23/2005	Q	I	123,000	A00
SILVER LANE DEVELOPMENT LLC	2295/166	09/15/2003	Q	I	149,900	A00
ENGELHARDT KRISTINA A & DONALD S	2295/164	09/15/2003	Q	I	134,900	A00
SCAGLIOLA BRIAN	1945/285	12/28/2000	U	I	0	B18
ACTION HOMEBUYERS	1920/106	09/11/2000	U	I	71,500	B33

EXEMPTIONS	Description	Code	Amount	Number	Comm. Int.
<b>OTHER ASSESSMENTS</b>					
Total: 104,090					

ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch
0001/A			

**NOTES**  
 C TO D CONDITION PER 2001 REVIEW. DEL  
 REC RM, 2 TO 1.5 BATHS, AT/SHEED TO  
 C/PAT 2006 REVAL-ADD AGP 2011.

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
					07/31/2006			

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Notes-Adj
					07/31/2006				

LAND LINE VALUATION SECTION									
B Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	Factor S.A.	Factor Idx	ST. C.	ST. Idx
1	One Family	B1A	82	0.40	60,802.00	2.0699	5	1.00	40

CURRENT ASSESSMENT									
Code	Description	Appraised Value	Assessed Value	Yr.	Code	Yr.	Code	Assessed Value	Yr.
1-1	RES LAND	40,270	28,190	2011	1-1	2011	1-1	34,300	2009
1-3	DWELLING	108,430	75,900	2011	1-3	2011	1-3	81,420	2009
Total		148,700	104,090	Total		104,090	Total		115,720

PREVIOUS ASSESSMENTS (HISTORY)									
Code	Description	Appraised Value	Assessed Value	Yr.	Code	Yr.	Code	Assessed Value	Yr.
1-1	RES LAND	40,270	28,190	2010	1-1	2010	1-1	34,300	2009
1-3	DWELLING	108,430	75,900	2010	1-3	2010	1-3	81,420	2009
Total		148,700	104,090	Total		104,090	Total		115,720

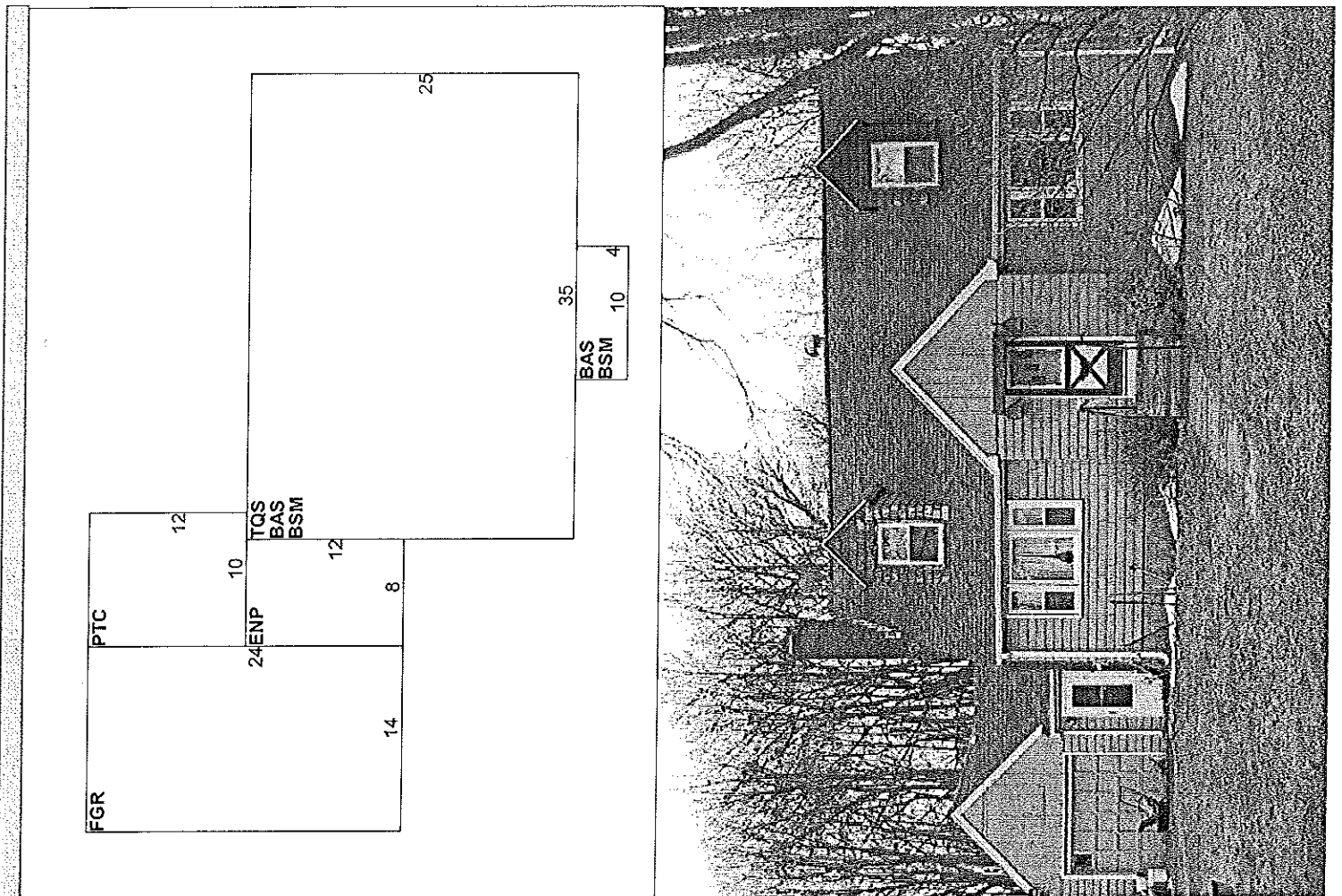
**VISION**  
 6043  
 EAST HARTFORD, CT

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:	Adjustment:	Net Total Appraised Parcel Value	
108,430	0	0	40,270	0	148,700	C	0	148,700	

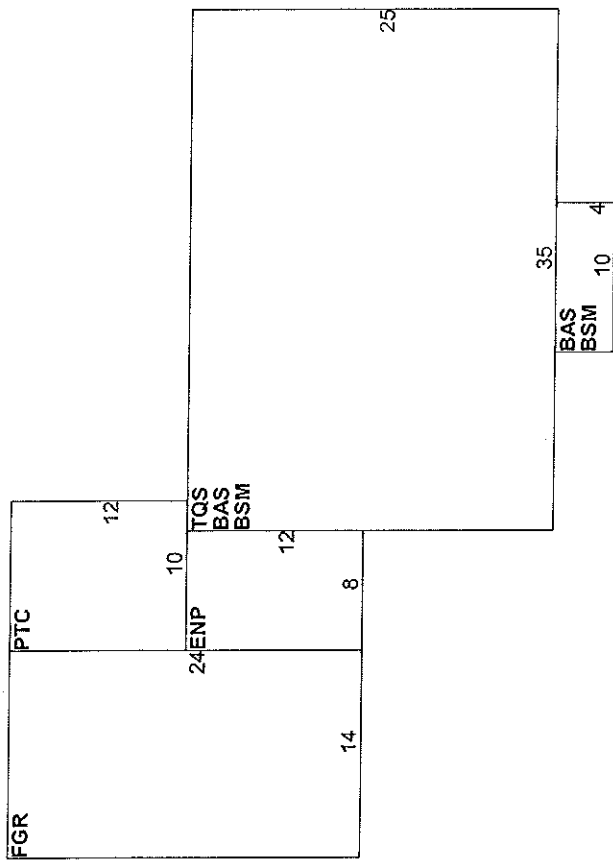
VISIT/CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Purpose/Result
					07/31/2006				CH 63 Verified

LAND LINE VALUATION SECTION									
B Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	Factor S.A.	Factor Idx	ST. C.	ST. Idx
1	One Family	B1A	82	0.40	60,802.00	2.0699	5	1.00	40

TOTALS									
Total Card Land Units:	0.40 AC	Parcel Total Land Area:	0.4 AC	Total Land Value:	40,270				



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
04	Cape	0	% Attic Fin							
01	Residential	0	Unfin %							
55	1.00	2	Int vs. Ext							
1.5		1	Framing							
1	Occupancy		Wood Joist							
08	Exterior Wall 1	MIXED USE								
08	Exterior Wall 2									
08	Drms/Ex Gable	101	One Family							
00	Roof Structure		Percentage							
05	Interior Wall 1		100							
12	Interior Wall 2	COST/MARKET VALUATION								
10	Interior Fir 1		78.16							
10	Interior Fir 2									
04	Heat Fuel									
04	Heat Type		164,287							
01	AC Type		1956							
4	Total Bedrooms		1977							
1	Full Bthrms		A							
1	Half Baths									
0	Extra Fixtures		34							
6	Total Rooms									
02	Bath Style									
02	Kitchen Style									
1	Num Kitchens		1							
1	Fireplaces									
0	Extra Openings		66							
0	Prefab Fp(s)		108,430							
100	% Basement		0							
0	Bsmt Garage(s)									
0	% Fin Bsmt		0							
0	% Rec Room									
0	% Semi FBM									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING-EXTRA FEATURES(B)										
Code	Description	Sub	Unit Price	Yr	Gde	Dp	Rt	Chd	%Chd	Apr Value
SPL4	FR/SHED	L	64	0.00	2006				Null	0
	Above Ground	L	1	0.00	2011	C			50	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Unit Value	Undeprac. Value			
BAS	First Floor	915	915	915	78.16	71,514				
BSM	Basement	0	0	275	23.49	21,493				
ENP	Enclosed Porch	0	0	38	30.94	2,970				
FGR	Garage	0	0	168	39.08	13,130				
PTC	Concrete Patio	0	0	6	3.91	469				
TQS	Finished 80%	700	875	700	62.53	54,710				
Ttl. Gross Liv/Lease Area:		1,615	3,257	2,102		164,287				



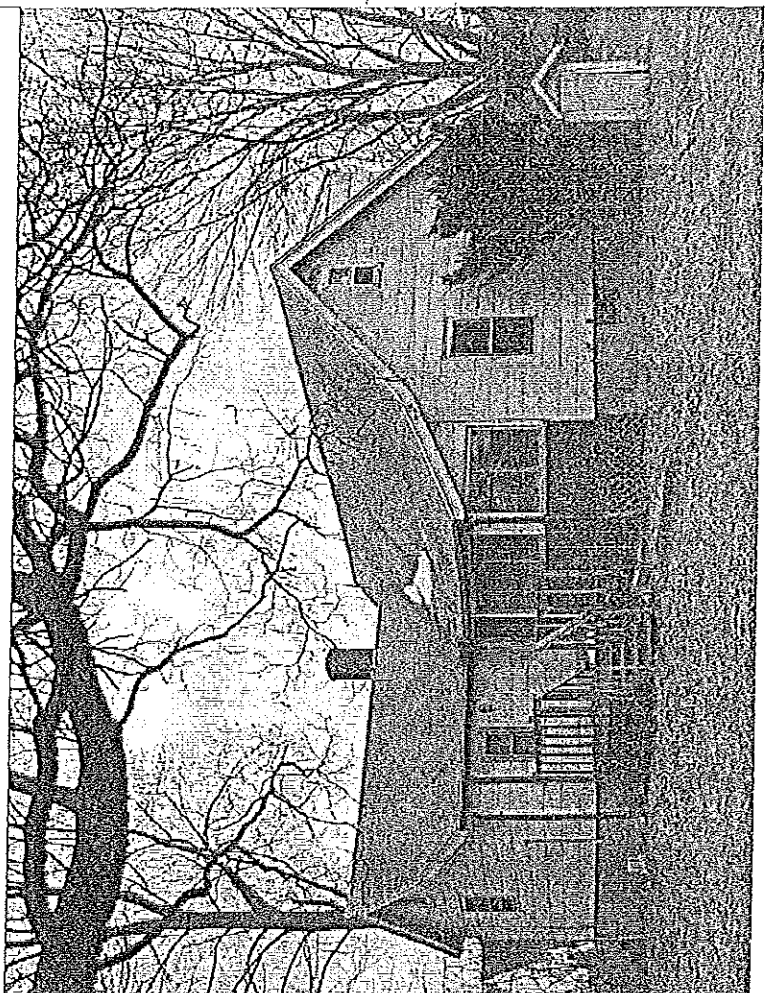
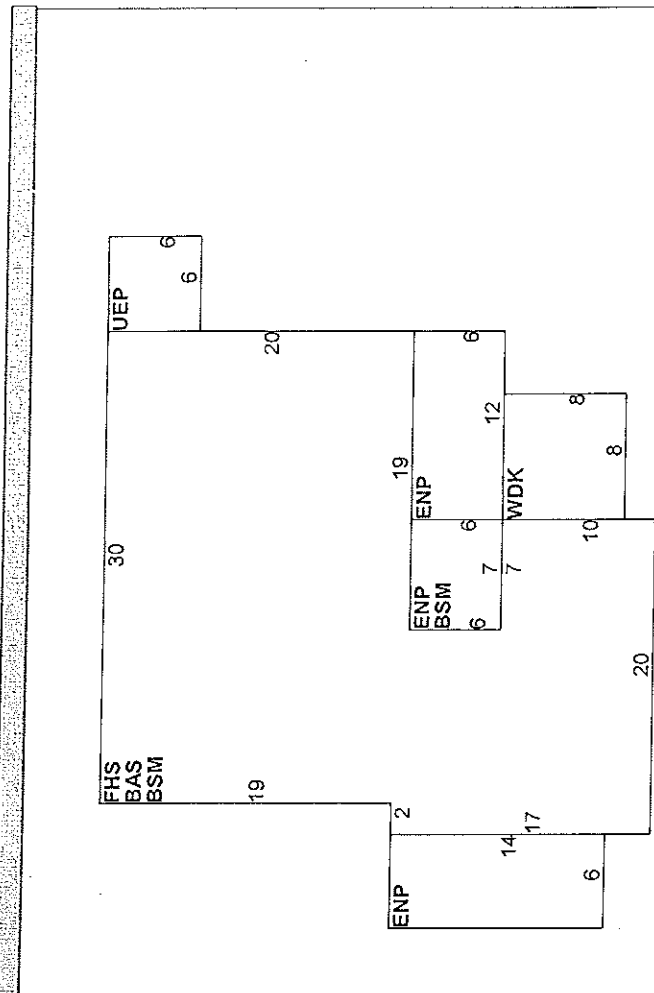


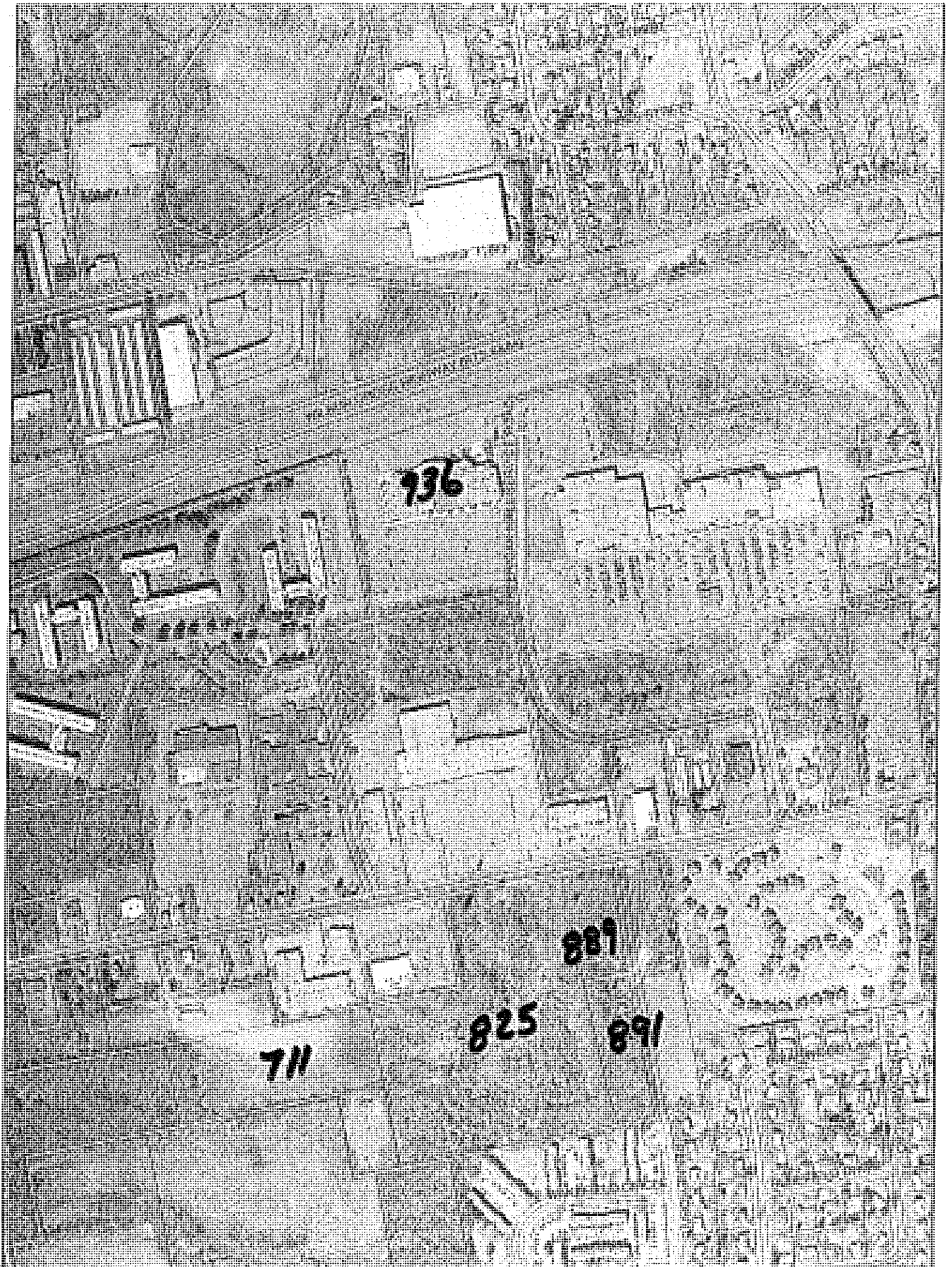


CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Ch.	Element	Ch.
Style	18	% Attic Fin	0
Model	01	Unfin %	0
Grade	53	Int vs. Ext	2
Stories	1.5	Framing	1
Occupancy	1		
Exterior Wall 1	08		
Exterior Wall 2			
Roof Structure	03		
Roof Cover	00		
Interior Wall 1	03		
Interior Wall 2			
Interior Flr 1	12		
Interior Flr 2			
Heat Fuel	10		
Heat Type	04		
AC Type	01		
Total Bedrooms	3		
Full Bathrooms	1		
Half Bathrooms	0		
Extra Fixtures	0		
Total Rooms	5		
Bath Style	02		
Kitchen Style	02		
Num Kitchens	1		
Fireplaces	0		
Extra Openings	0		
Prefab Fpl(s)	0		
% Basement	100		
Bsmnt Garage(s)	0		
% Fin Bsmt	0		
% Rec Room	0		
% Semi FBM	0		

OB-OUT BUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Sub	Sub Description
FGRI	Garage	L	462
FEP	Enclosed Porch	L	231

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Unit Cost	Undeprc. Value
BAS	First Floor	880	880	880	70.67	70.67	62,194
BSM	Basement	0	922	277	21.23	21.23	19,577
ENT	Enclosed Porch	0	198	79	28.20	28.20	5,583
FHS	Finished 75%	660	880	660	53.01	53.01	46,645
UEP	Unfin. Enclosed Porch	0	36	14	27.48	27.48	989
WDK	Deck	0	64	6	6.63	6.63	424
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,540</b>	<b>2,980</b>	<b>1,916</b>			<b>135,413</b>





[White rectangular box]

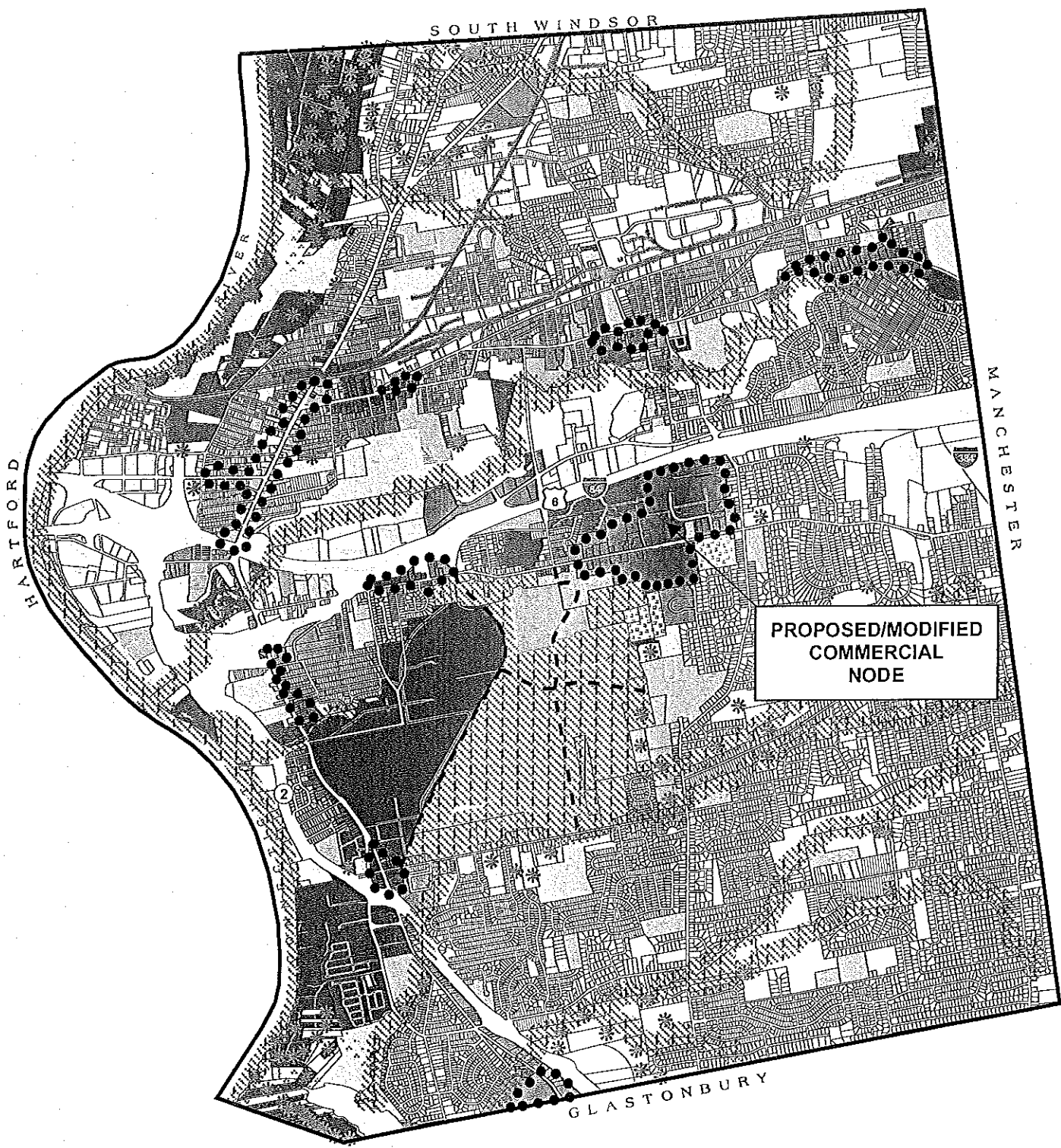
936

711

825

889

891



**PROPOSED/MODIFIED  
COMMERCIAL  
NODE**

SOURCE OF BASE MAP  
PARCELS -  
METROPOLITAN DISTRICT COMMISSION  
UPDATED BY TOWN OF EAST HARTFORD 2010

0.25 0 0.25 0.5 Miles  
1 inch equals 3,500 feet

Rev.	Date	Address
3	10-2010	493 Forbes St
2	6-2010	329 Esington Rd 550-512 School St
1	1-2008	351 Silver Lane

**Legend**

- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial
- Downtown Commercial
- Mixed Use
- Potential Roads
- Potential Commuter Transit Stops
- Preferred Parcels
- Commercial Nodes
- Light Industry
- Heavy Industry
- Public Institutional
- Rentschler Field Mixed Use Development
- Mixed Density Housing
- Existing Open Space
- Desirable Open Space
- Watercourse Focus Areas (as delineated and included in the August 2002 Parks and Open Space Plan)

**Generalized Land Use Plan**  
Plan of Conservation & Development  
East Hartford, Connecticut



Prepared By  
Town of East Hartford  
740 Main St. East Hartford, CT  
December 2010

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.

important to business location decisions. Exploring the feasibility of connecting to this line may promote new business interest in the area.

- A cooperative marketing effort involving property owners and the Town should be negotiated with promotional effort and certain municipal investments of modest nature provided in exchange for the owners' agreement to market and develop within certain standards. This is an area that would seem to benefit most from modest capital improvements and improved marketing and management.
- Creative approaches to economic development could include options on development parcels at favorable prices in exchange for promotion and assistance by the Town and certain infrastructure improvements.
- Park Avenue conflicts between trucks and pedestrians or local residential traffic should be continually evaluated. If there is a measurable pattern of concern, the application of traffic calming measures should be considered. Additionally, if southbound left turn movements at the Main Street / Park Avenue intersection become problematic, the Town may wish to modify the signal phasing to provide an exclusive southbound left turn protected movement.
- Park Avenue has a varying pavement width. The Town should consider striping the pavement to provide a uniform width between 20 and 22 feet providing 10 or 11 foot lanes. This narrower width has the potential to reduce travel speeds. Also access to commercial establishments on the south side of the street should be evaluated based on width and turning radii needs.



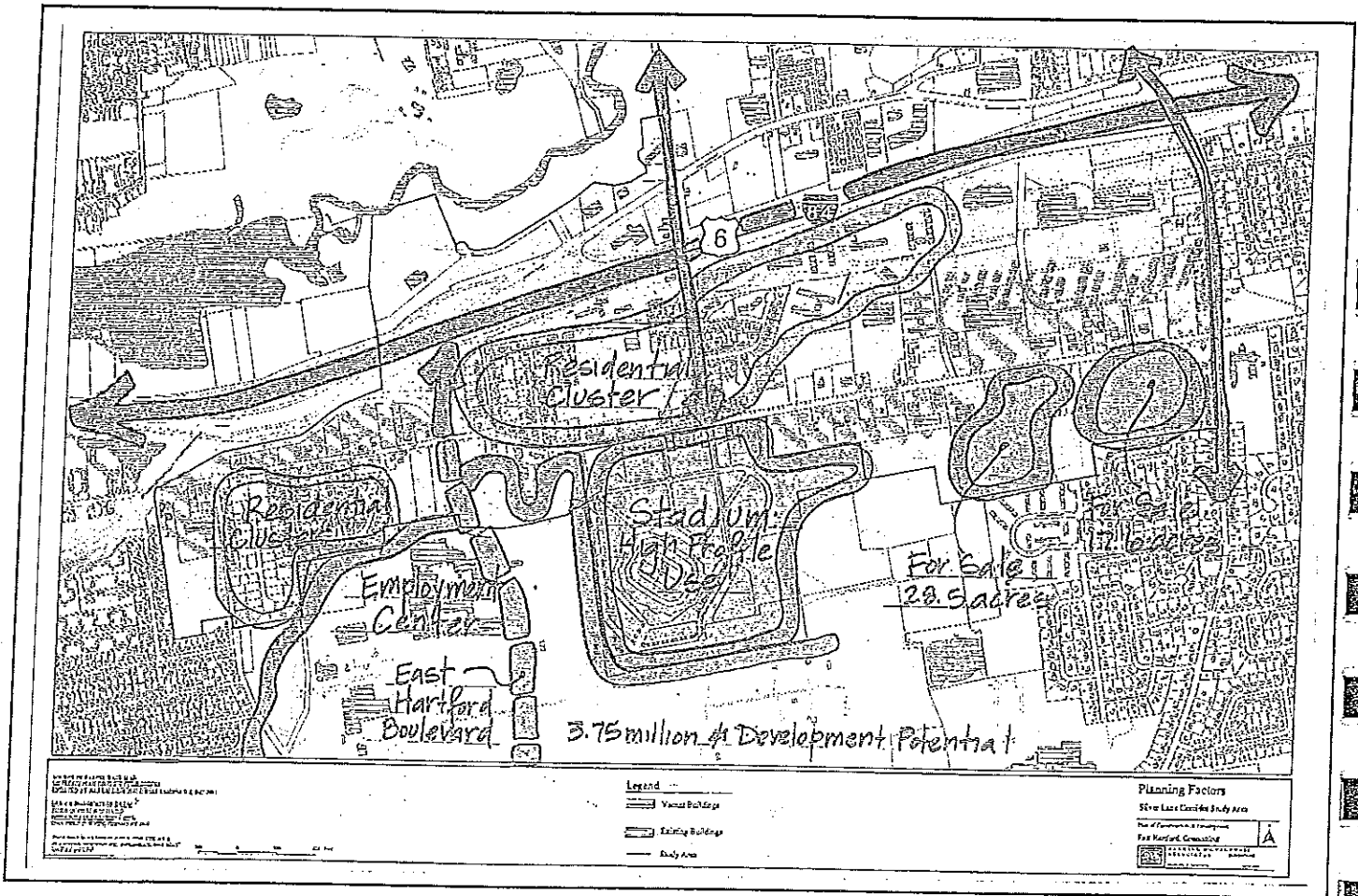
#### F. SILVER LANE CORRIDOR

##### Silver Lane Corridor Today

The Silver Lane Corridor is an eclectic mix of residential and commercial uses that borders along Interstate 84 and the Hockanum River to the north and the Pratt & Whitney industrial complex to the south. The Silver Lane Corridor Study Area comprises approximately 534 acres and nearly 1,000,000 square feet of ground floor non-residential building space. The corridor is also home to an estimated 2,195 residents who reside in approximately 1,109 dwelling units. The Silver Lane Elementary School lies at the western edge of the corridor and Sunset Ridge Elementary School lies just outside of its eastern boundary. East Hartford High School is also in close proximity to the corridor area. The area has significant recreational and open space assets in Elizabeth Shea Park, the Pratt & Whitney recreational fields, and the agricultural properties along the eastern end of Silver Lane. In addition, the corridor lies adjacent to the future University of Connecticut football stadium site currently under construction.

## Planning Analysis

As the *Planning Factors Map* below illustrates, the Silver Lane Corridor is a dynamic land use and transportation environment. With Interstate 84 running along the northern edge of the corridor, and Simmons Road and Forbes Street bisecting and bordering the corridor, respectively, the Silver Lane area is the site of a major confluence of transportation activity in East Hartford. In addition, the location of Pratt & Whitney and the new UConn football stadium along the southern edge of the corridor, coupled with the expected development of Rentschler Field, make the corridor perhaps the prime economic development center in the entire town. Contemporaneously, however, the corridor is home to two significant residential clusters and a neighborhood school that also define the corridor as a place to live and raise a family. In addition, approximately 46 acres of farmland are located along Silver Lane in the southeast corner of the corridor, an unusual find in a largely developed, first-ring suburb. Creating and maintaining a healthy and cohesive interplay between all of these planning factors is perhaps the greatest challenge in the Silver Lane Corridor.



## Land Use

Of the roughly 23,260,000 square feet of land area in the Silver Lane Corridor, 19,024,721 square feet is delineated into 404 properties with varying land uses. Of the 19,024,721 square feet that is delineated into individual properties, 22.7% is vacant land, 20.6% is retail sales and service, and 16.4% is single-family residences. The remaining 40.1% is divided into eleven different land uses, most notably apartment housing (9.4%), agriculture (6.9%), open space (6.4%) and municipal, state and federal facilities (6.1%).

## Building Area

The Silver Lane Corridor has 95 non-residential buildings that comprise 995,496 square feet of ground floor building space. Within this building subcategory, retail sales and service uses constitute most of the space, with 456,981 square feet (45.9%) in 37 structures. Entertainment and recreation uses occupy 155,178 square feet (15.6%) and vacant structures are next with 140,566 square feet (14.1%). In addition, office and professional services account for 11.3% of the space, and six other uses make up the remaining 13.1%.

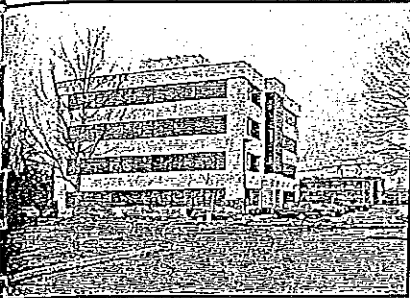
A total of 276 residential properties lie within the boundaries of the Silver Lane Corridor, occupying 5,651,017 square feet of land area, or almost 130 acres. These residential properties contain approximately 1,105 housing units, creating a reasonable density of 8.5 units per acre. The residential properties in the Silver Lane Corridor are predominantly located in three clusters: the Mercer Avenue/Warren Drive area, the Simmons Road/Clement Road area, and along Forbes Street.

## Zoning

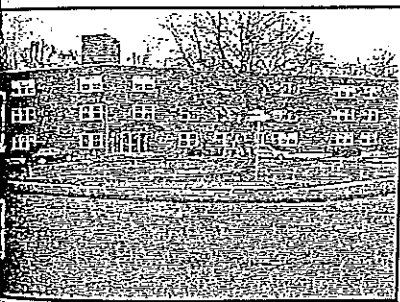
Zoning in the Silver Lane Corridor is reflective of a truly mixed-use area. The western part of the corridor is composed of residential R-3 and R-4 zones, bounded by B-1, B-2 and B-3 commercial zones to the north, and by the I-2 and I-3 industrial zones associated with Pratt & Whitney to the south. The large B-1 and B-1-A commercial zones in the eastern side of the corridor are located between a higher density R-5 residential zone to the northwest and a lower density R-2 residential zone to the southeast. To both the east and west of the corridor area, residential zones dominate, while Pratt & Whitney's industrial complex lies to the south and an I-2 industrial zone lies to the north.



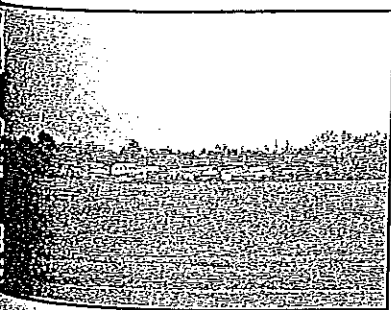
*Established neighborhood on Silver Lane*



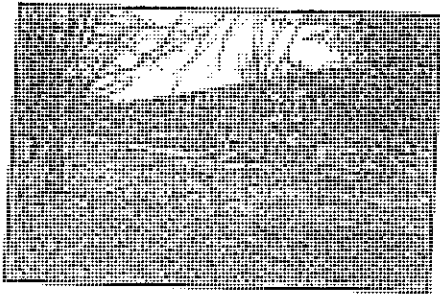
*Highway-oriented business cluster near I-84*



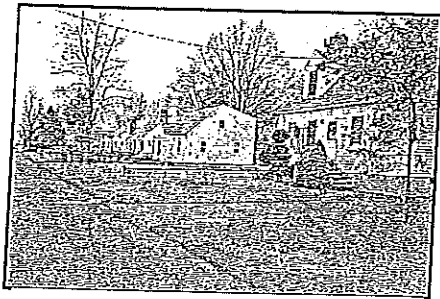
*Apartment Building - Cumberland Drive*



*Farmland along Silver Lane*



*Apartment complex near I-84*



*Single-family homes on  
Gold Street*

## Transportation

Average daily traffic counts along Silver Lane range from 11,900 to 14,400. With the exception of the Mercer Avenue/Warren Drive area, these counts have dropped substantially from 1991 levels. The corridor is easily accessible by way of Interstate 84 and Route 6, with Silver Lane having its own exit off of I-84. Two bus routes service the corridor; Route B runs directly down Silver Lane, and Route X provides peripheral access to the area along Forbes Street. In addition, Simmons Street bisects the corridor and enables quick access to the Tolland Street/Burnside Avenue section of town by way of Hillside Avenue.

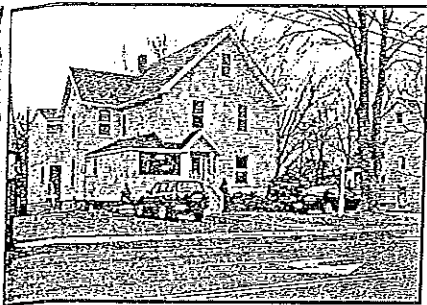
Despite a general reduction of traffic through the Silver Lane Corridor, accidents are still problematic, particularly in the eastern end of the corridor. Between 1997 and 1999, there were a total of 135 traffic accidents at three surveillance study sites along Silver Lane. Traffic-related roadway improvements for the Silver Lane/Forbes Street intersection are already in the planning stage, and other improvements have been suggested for the area around Rentschler Field.

## Real Estate Market Status

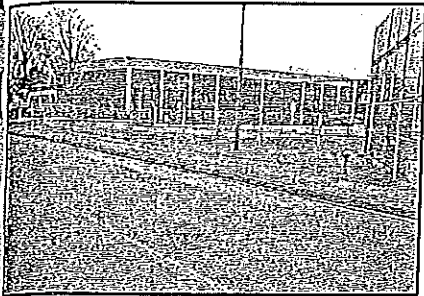
Over the past 3½ years, sales of commercial and industrial buildings have been at approximately \$90 per square foot, on average. The sale of land in the corridor has also been significant during this time period, with over 225 acres changing hands. Residential sales, comprising a substantial amount of the total number of property sales in the corridor area, averaged just below \$100,000. Currently, the greatest detriment to the Silver Lane Corridor's real estate market is the high rate of building vacancy, which is approximately 14% of the total ground floor area in the study area.

## Corridor Assets

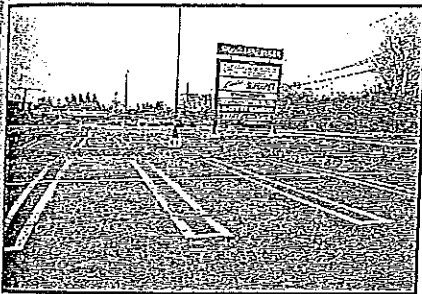
The Silver Lane Corridor possesses several key assets that could positively impact the future development and evolution of the area. First, the corridor is bounded to the south by Rentschler Field, the future home of the new UConn football stadium and the potential site of roughly 3.75 million square feet of development. Rentschler Field will rapidly become a site recognized state-wide, both because of the high visibility provided by the football stadium and the enormous development potential of the surrounding site area. This visibility and economic development potential will likely bring more attention to the entire Silver Lane Corridor, and both the Town and corridor businesses could capitalize on this attention to draw reinvestment into the area. Second, a sizable residential population housed in apartment buildings, established residential neighborhoods, and an assisted living cluster exists in the corridor; this asset provides the base upon which future housing developments can be built, and creates a ready market for small businesses that might locate in



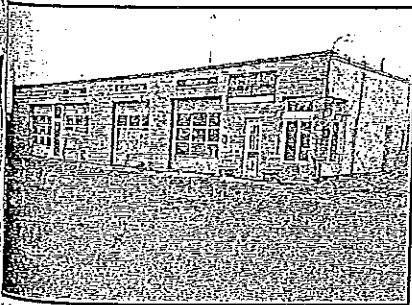
*Residential conversion near I-84*



*Pratt & Whitney Fieldhouse*



*Excessive parking & lack of landscaping*



*Obsolete building typologies*

the area. Third, the on-going conversion of some residential properties fronting on Silver Lane to commercial space supplies a healthy mixed-use component to the neighborhood. Fourth, several large vacant parcels in the corridor provide the potential for future development in the area or the dedication of additional open space for the town. Finally, the highway-oriented cluster of commercial office uses near I-84 creates a business center for the corridor and positions these uses in the neighborhood in a non-invasive manner.

### Corridor Land Use Challenges

While the Silver Lane Corridor has several excellent facets, there are important land use challenges in the area. First, visual conflicts between residential and commercial/industrial uses can make the built form of the neighborhood confusing and unattractive. Second, excessive curb cuts and impervious surfaces impress upon the observer that the automobile, and not the pedestrian, is the primary concern for uses in the neighborhood. Third, unwarranted parking ratios and a dearth of landscaping elements create a bleak visual atmosphere, particularly in commercial areas of the corridor. Fourth, obsolete building typologies and vacant structures resulting from corporate restructuring give the impression of an area lacking reinvestment. Finally, vacant transition parcels break up the continuity of the built environment and detract from the corridor's ability to present itself as a unified whole.

### Rentschler Field

The development of Rentschler Field will undoubtedly have a significant impact on the Silver Lane Corridor. The location of the new 38,600 seat UConn football stadium, Rentschler Field is also the anticipated home for numerous other uses and transportation improvements. The transportation improvements include a proposed East Hartford Boulevard running along the eastern edge of the existing Pratt & Whitney complex and connecting I-84 and Silver Lane with Main Street and Route 2 at the southern end of Rentschler Field; this boulevard will provide the important north-south arterial roadway in southern East Hartford long identified as a circulation need. In addition, a set of roadways will provide additional access to Brewer Street from Silver Lane at the stadium site, as well as connecting the proposed East Hartford Boulevard with the stadium site and Forbes Street to the east, and a proposed extension of the Charter Oak Greenway will be constructed through the Pratt & Whitney complex and around the stadium to Silver Lane. These proposals are reflected on the map on the following page.

The possible additional uses for Rentschler Field are numerous and varied. They include open space, a mixed-use "village center", a science, education and technology park, and housing. In total, the development potential of the Rentschler Field site is approximately 3.75 million square



feet, according to a concept scheme released by the company, an amount of development that would make the site into a regional center. Whichever land use or mix of uses are created, they will be located in the eastern and southeastern portions of Rentschler Field, as the rest of the site will be occupied by the UConn stadium and the Pratt & Whitney complex.

### Silver Lane Corridor – Summary

The Silver Lane Corridor possesses several key strengths that make the neighborhood an excellent site for development and reinvestment. These strengths include excellent highway and local road access, bus service running along Silver Lane, several large parcels available for potential development, adjacency to a major employment center in Pratt & Whitney, the location of the UConn football stadium directly abutting the corridor, a sizable residential base with significant density, and enormous development potential at Rentschler Field. Substantial opportunities for the corridor lay in these strengths, such as the state-wide recognition that the new stadium will bring to the area, and the fact that 46 vacant acres of land are currently for sale, potentially bringing in new development.

The corridor, however, is not without its weaknesses, including residential and commercial/industrial land use conflicts, older building typologies in need of repair and reinvestment, a relatively high rate of vacancy in commercial buildings, and small lot size in the western end of the corridor. The primacy of the automobile in the design of the corridor is also problematic, with large, inefficient and underutilized commercial parking areas and excessive curb cuts in some areas. In addition, perhaps the greatest threat to the corridor is the fact that the area is in transition, leaving behind its small-scale residential and commercial past and heading toward an uncertain future. Ensuring that the future of the Silver Lane Corridor is beneficial for neighborhood residents and the Town of East Hartford alike is an important goal of the master planning process.

### Silver Lane Recommendations

- Encourage the creation of a plan of development for Rentschler Field that combines a mix of different land uses to complement the new UConn football stadium and the existing Pratt & Whitney complex, uniting all of the elements into a cohesive plan that is respectful of the Silver Lane Corridor neighborhood character, provides for the needs of East Hartford's residents and creates substantial economic development for the Town. Minimizing impact on the Willow Brook drainage area is a prime consideration of site planning for Rentschler Field.
- Construction of a six lane, median divided East Hartford Boulevard is proposed as part of the proposed Rentschler Field development. The Town should ensure that pedestrian and bike paths are a component of this roadway and accompanying arterials to the east.

- Opportunities to link a proposed busway and associated stations and routes with the future development of Rentschler Field should be explored. Pedestrian shelters and amenities should be incorporated into all new designs and should be maintained to ensure optimum efficiency.
- Sidewalks should be installed along Silver Lane to improve access and safety to and from UCONN stadium.
- Silver Lane should be monitored to determine if exclusive turn lanes or widened sections are needed. The section between Simmons Road and Forbes Street should be evaluated as development occurs to determine the need to widen Silver Lane to a continuous 5 lane section. The section between Main Street and Simmons Road should consider impacts on adjoining residential and historic buildings. The section east of Forbes Street should remain two lanes in order to protect the residential neighborhood through which it passes.
- Focus retail and commercial development between Roberts and Forbes Streets.
- Support the Capitol Region Council of Governments proposed extension of the existing Charter Oak Greenway to connect with the Riverwalk trail network through the Silver Lane Corridor.
- Aggressively address the issue of commercial vacancies in the corridor through innovative approaches to economic development that could include options on development parcels at favorable prices in exchange for promotion and assistance by the Town and certain infrastructure improvements.
- Work with commercial property owners to promote reinvestment in buildings.
- Continue the Town's policy of aggressively enforcing building maintenance and fire codes to minimize the decline of the existing building stock.
- Explore various buffering, landscaping and screening options, such as a street tree planting program, changes to existing zoning requirements for buffering and landscaping, and other methods to ease the visual transition between residential and commercial/industrial properties and to create a more attractive urban design environment.
- Strongly consider improvements in regulating site design and access management in new commercial developments, as well as existing properties (where practical), to limit excessive curb cuts, reduce impervious surface area, and ensure that the built environment

contributes positively to the overall character of the Silver Lane Corridor.

- The Planning and Zoning Commission should not consider proposals to rezone areas within the corridor for new retail shopping centers until renovations or replacement of the existing centers have occurred.
- The Planning and Zoning Commission should review the appropriateness of the B-1 Zone in the corridor and consider rezoning to B-1A. The larger lot requirement of the B-1A Zone (20,000 square feet) is more in keeping with the character of the development in these areas. Of the fifteen lots in the district 87% meet the 20,000 square foot lot requirement. The B-1A Zone regulations should be reviewed in light of the market potential generated by the UCONN complex and Rentschler Field proposal. Consideration of adding density bonuses to help stimulate reinvestment in older shopping centers or their conversion to research and development, office or mixed uses is recommended.
- The Planning and Zoning Commission should consider replacing the I-3 Zone along Silver Lane and consider rezoning to B-1A. The I-3 zone district contains many heavy industrial uses which are not compatible with the character of Silver Lane nor the R-3 neighborhood across the street.
- The Planning and Zoning Commission should consider replacing the I-2 Zone along Silver Lane and consider rezoning to B-1A. The I-2 zone district contains the new UCONN football stadium; a public use, and a vacant parcel. The I-2 Zone does not relate to the new use and should be replaced.
- Explore the conversion of some of the rental housing complexes in the study area to age-restricted or assisted living facilities for seniors. A review of the zoning regulations to ensure there are no regulatory barriers to this type of development should be undertaken.
- The eastern end of the study area contains 46 acres advertised for sale. This significant development site could accommodate a variety of different land uses.

It is recommended that the Planning and Zoning Commission consider the creation of a residential mixed housing zone for this area that would emphasize age-restricted housing but permit single family townhouse and garden housing forms employing "smart growth" principles. Inclusion of a limited quantity of neighborhood commercial uses would also be appropriate.

	Lead Agency	PRIORITY				Page # Reference for Further Information
		On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)	
<i>GOAL #17: Promote economic development activity to attract new business and employment opportunities as a way to positively impact population, housing and economic trends in Town.</i>						8-10, 11-19, 89-112
<b>Actions:</b>						
Action: Attract new business and employment to East Hartford.	EDC	★				8-10, 11-19, 89-112
<i>GOAL #18: Provide physical improvements and implement policy and regulatory revisions to encourage the revitalization (both economic and physical) of the Silver Lane Corridor.</i>						97-104
<b>Actions:</b>						
Action: Encourage the creation of a plan of development for Rentschler Field that combines a mix of different land uses to complement the new UCONN football stadium and the existing Pratt & Whitney complex, uniting all of the elements into a cohesive plan that is respectful of the Silver Lane Corridor neighborhood character, minimizes impact on the Willow Brook drainage area, provides for the needs of East Hartford's residents and creates substantial economic development for the Town.	Council/ CTDOT	★				97-104
Action: Ensure that pedestrian and bike paths are components of the proposed East Hartford Boulevard roadway and its accompanying arterials as part of the proposed Rentschler Field development.	TA		★			97-104
Action: Aggressively address the issue of commercial vacancies in the corridor through innovative approaches to economic development that could include options on development parcels at favorable prices in exchange for	DD			★		97-104

**IMPLEMENTING AGENCIES:** BOE - Board of Education; Council - Town Council, CRCOG - Capitol Region Council of Governments; CD - Community Development/Grants Administration; CTDEP - Connecticut Department of Environmental Protection; CTDOT - Connecticut Department of Transportation; DD - Department of Development; DPW - Department of Public Works; EDC - Economic Development Commission; EHF - East Hartford Fire Department; EHHA - East Hartford Housing Authority; EHPD - East Hartford Police Department; Elderly - Commission on Services for the Elderly; HDC - Historic District Commission; IW/EC - Inland Wetlands/Environmental Commission; LT - Land Trust; Library - Library Commission; MDC - Metropolitan District Commission; PBC - Public Building Commission; Parks - Parks & Recreation Department; Permits & Building - Permits & Building Department; P & Z - Town Planning & Zoning Commission; RA - Redevelopment Agency; TA - Traffic Authority.

		Lead Agency	PRIORITY				Page # Reference for Further Information
			On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)	
	promotion and assistance by the Town and certain infrastructure improvements.						
	Action: Work with commercial property owners to promote reinvestment in buildings.	EDC/DD	★				97-104
	Action: Continue the Town's policy of aggressively enforcing building maintenance and fire codes to minimize the decline of the existing building stock.	Permits & Buildings	★				97-104
	Action: Explore various buffering, landscaping and screening options, such as a street tree planting program, changes to existing zoning requirements for buffering and landscaping, and other methods to ease the visual transition between residential and commercial/industrial properties and to create a more attractive physical environment.	P&Z			★		97-104
	Action: Upgrade site design and access management regulations for new commercial developments, as well as existing properties (where practical), to limit excessive curb cuts, reduce impervious surface area, and ensure that the built environment contributes positively to the overall character of the Silver Lane Corridor.	P&Z		★			97-104
	Action: The Planning and Zoning Commission should not consider proposals to rezone areas within the corridor for new retail shopping centers until renovations or replacement of the existing centers have occurred.	P&Z	★				97-104
	Actions: The Planning and Zoning Commission should review the appropriateness of the B-1 Zone in the Silver Lane Corridor and consider rezoning to B-1A. The larger lot requirement of the B-1A Zone (20,000 square feet) is more in keeping with the character of the development in these areas. Of the fifteen lots	P&Z		★			97-104

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	Lead Agency	PRIORITY				Page # Reference for Further Information
		On-Going	Short Term (1-3 Years)	Mid Term (4-6 Years)	Long Term (7-10 Years)	
in the district 87% meet the 20,000 square foot lot requirement.						
Action: As it relates to the Silver Lane Corridor, the B-1A Zone regulations should be reviewed in light of the market potential generated by the UCONN complex and Rentschler Field proposal.	P&Z	★				97-104
Action: Consider adding density bonuses to help stimulate reinvestment in older shopping centers or their conversion to research and development, office or mixed uses along the Silver Lane Corridor.	P&Z	★				97-104
Action: Consider replacing the I-3 Zone along Silver Lane and consider rezoning to B-1A. The I-3 zone district contains many heavy industrial uses that are not compatible with the character of Silver Lane or the R-3 neighborhood across the street.	P&Z	★				97-104
Action: Consider replacing the I-2 Zone along Silver Lane and consider rezoning to B-1A. The I-2 zone district contains the new UCONN football stadium, a public use, and a vacant parcel. The I-2 Zone does not relate to the new use and should be replaced.	P&Z	★				97-104
Action: Explore the conversion of some of the rental housing complexes to age-restricted or assisted living facilities for seniors. Undertake a review of the zoning regulations to ensure there are no regulatory barriers to this type of development.	DD/P&Z		★			97-104
Action: The eastern end of Silver Lane contains 46 acres advertised for sale. This significant development site could accommodate a variety of different land uses. The Planning and Zoning Commission consider the creation of a	P&Z	★				97-104

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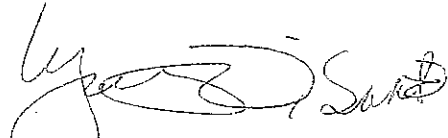
	Lead Agency	PRIORITY				Page # Reference for Further Information
		On-Going	Short Term (1-3 Years)	Mid Term (4-8 Years)	Long Term (7-10 Years)	
residential mixed housing zone for this area that would emphasize age-restricted housing but permit single family townhouse and garden housing forms employing "smart growth" principles. Inclusion of a limited quantity of neighborhood commercial uses would also be appropriate.						
<b>GOAL #19: Provide physical improvements and implement policy and regulatory revisions to encourage the revitalization (both economic and physical) of the Park Avenue and Tolland Street Area.</b>						92-97
<b>Actions:</b>						
Action: Encourage consolidation of existing non-conforming residential properties into adjoining commercial parcels for enhanced site area, expansion, and parking and loading. Utilize the Redevelopment Agency, if necessary, to effect transition. This recommendation is applicable to Tolland Street and Franklin Street.	RA		★			92-97
Action: Work with commercial property owners to promote reinvestment in buildings.	EDC	★				92-97
Action: Continue the Town's policy of aggressively enforcing building maintenance and fire codes to minimize the decline of the existing building stock.	EHFD/ Permits & Building	★				92-97
Action: The Planning and Zoning Commission should consider removing the I-3 Zone designation from Tolland Street and extending the B-3 Zone to this area. Because of the adjacency of large residential neighborhoods, the relatively small lot size of parcels fronting on Tolland Street (I-3 requires a 40,000 square foot minimum lot size) and the broad array of land uses in the I-3 Zone, it may no longer be	P&Z		★			92-97

**IMPLEMENTING AGENCIES:** BOE - Board of Education; Council - Town Council, CRCOG - Capitol Region Council of Governments; CD - Community Development/Grants Administration; CTDEP - Connecticut Department of Environmental Protection; CTDOT - Connecticut Department of Transportation; DD - Department of Development; DPW - Department of Public Works; EDC - Economic Development Commission; EHFD - East Hartford Fire Department; EHHA - East Hartford Housing Authority; EHPD - East Hartford Police Department; Elderly - Commission on Services for the Elderly; HDC - Historic District Commission; IW/EC - Inland Wetlands/Environmental Commission; LT - Land Trust; Library - Library Commission; MDC - Metropolitan District Commission; PBC - Public Building Commission; Parks - Parks & Recreation Department; Permits & Building - Permits & Building Department; P & Z - Town Planning & Zoning Commission; RA - Redevelopment Agency; TA - Traffic Authority.

**DISTRIBUTION:** Planner: Glastonbury, Manchester, South Windsor, Hartford

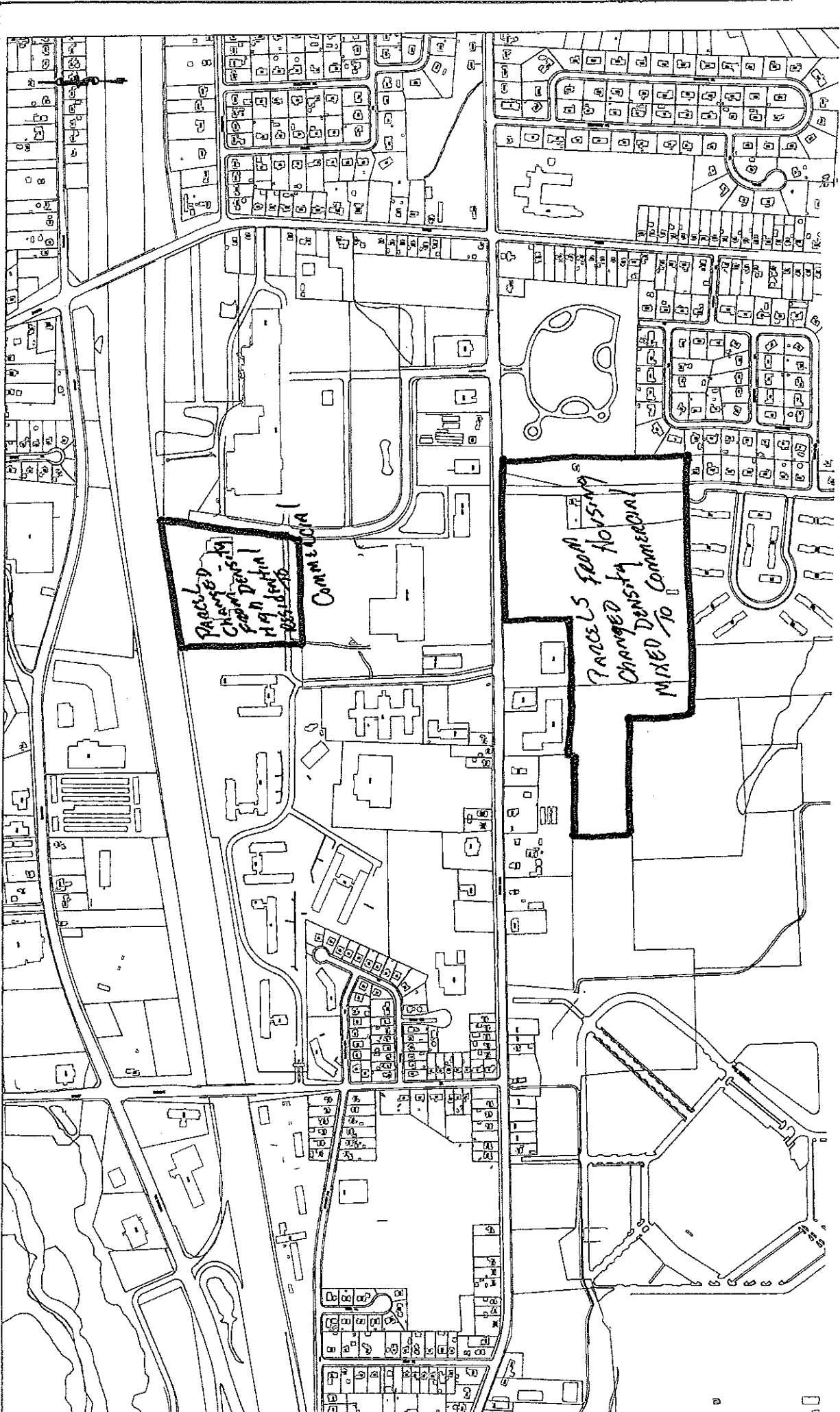
Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission

A handwritten signature in black ink, appearing to read "Lynne Pike DiSanto". The signature is fluid and cursive, with the first name "Lynne" being the most prominent.

Lynne Pike DiSanto, AICP  
Senior Planner and Policy Analyst





PARCELS CHANGED FROM DENSITY 1 TO 19 DENSITY 20

COMMERCIAL

PARCELS FROM HOUSING CHANGED DENSITY MIXED TO COMMERCIAL



MATCH MARK SHEET 14

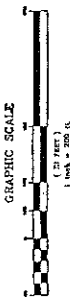
MATCH MARK SHEET 8

MATCH MARK SHEET 13

STANDARD PLAN FOR THE ZONING MAPS OF THE TOWN OF EAST HARTFORD, CONNECTICUT

EAST HARTFORD ZONING MAP  
 PREPARED FOR  
 TOWN OF EAST HARTFORD, CT 06108  
 PREPARED BY  
 TOWN OF EAST HARTFORD ZONING COMMISSION  
 EAST HARTFORD, CONNECTICUT  
 DATE: 11-26-08  
 SCALE: 1" = 200'

EFFECTIVE DATE  
 3/1/09  
 PASSED BY EAST HARTFORD ZONING COMMISSION  
 DATE: 2-11-09  
 BY: [Signature] CHAIRMAN



REVISION	DATE PASSED	EFFECTIVE DATE



MATCH MARK SHEET 18

MATCH MARK SHEET 19

MATCH MARK SHEET 20

MATCH MARK SHEET 21

EAST HARTFORD ZONING MAP  
PREPARED FOR  
TOWN OF EAST HARTFORD, CT 06108

EAST HARTFORD ZONING MAP  
PREPARED BY  
TOWN OF EAST HARTFORD ENGINEERING DIVISION  
EAST HARTFORD, CONNECTICUT

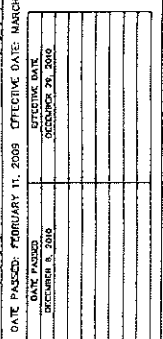
DATE: 12/29/10  
BY: CHAIRMAN

ORIGINAL APPROVED ZONING MAP DATE PASSED: FEBRUARY 11, 2005 EFFECTIVE DATE: MARCH 4, 2008

HAYWARD LOTS 2, # 10 DATE PASSED: DECEMBER 9, 2006 EFFECTIVE DATE: OCCURRENCE 29, 2006

12/29/10  
EFFECTIVE DATE

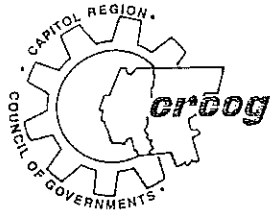
PASSED BY EAST HARTFORD ZONING COMMISSION  
DATE: 12/29/10  
BY: CHAIRMAN



EAST HARTFORD ZONING MAP  
PREPARED FOR  
TOWN OF EAST HARTFORD, CT 06108

EAST HARTFORD ZONING MAP  
PREPARED BY  
TOWN OF EAST HARTFORD ENGINEERING DIVISION  
EAST HARTFORD, CONNECTICUT

DATE: 12/29/10  
BY: CHAIRMAN



# Capitol Region Council of Governments

241 Main Street • Hartford • Connecticut • 06106

Telephone (860) 522-2217 • Fax (860) 724-1274

www.crcog.org

*Mary Glassman, Chairman*

*Lyle D. Wray, Executive Director*

## MEMBERS

October 19, 2012

*Andover*

*Avon*

*Bloomfield*

*Bolton*

*Canton*

*East Granby*

*East Hartford*

*East Windsor*

*Ellington*

*Enfield*

*Farmington*

*Glastonbury*

*Granby*

*Hartford*

*Hebron*

*Manchester*

*Marlborough*

*Newington*

*Rocky Hill*

*Simsbury*

*Somers*

*South Windsor*

*Stafford*

*Suffield*

*Tolland*

*Vernon*

*West Hartford*

*Wethersfield*

*Windsor*

*Windsor Locks*

**TO: TOWN OF EAST HARTFORD PLANNING AND ZONING COMMISSION**

**REPORT ON POCD REFERRAL POCD-2012-8:** Proposed amendment to the Plan of Conservation & Development concerning the Silver Lane commercial node.

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-23 (g)(4) of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. In general, the town's proposed update to the land use map of the Town of East Hartford's Plan of Conservation and Development for the Silver Lane Corridor is consistent with state and regional plans of conservation and development and not inconsistent with the plans of neighboring municipalities. The change from land use map designation of High Density Residential to Commercial/Commercial Node for an existing commercial site bordering I-84 and a large shopping center should help the town better coordinate the redevelopment of the Silver Lane Corridor. The change from land use map designation of Mixed Density Housing to Commercial/Commercial Node for generally vacant, commercially and industrially zoned parcels on the south side of Silver Lane, while not promoting the ability of the town to preserve the limited open space and farmland in the town or to develop some forms of additional housing which, in turn, could limit the range of choice in the region, is not inconsistent with the land use and zoning and economic development goals of the regional plan. The Town's proposed land use map amendments are not inconsistent with the regional plan's Land Use Policy Map's designations of Higher Intensity Development and Middle Intensity Development-2 for the subject areas. These amendments should have a positive effect on the Town's work to strengthen the Silver Lane Corridor which borders the Rentschler Field Municipal Focus Area. These Land Use Map changes will allow a contemplated rezoning to a new business zone (B-6) which may permit, among other uses, convention centers and auto-oriented restaurants. We encourage the Town to work toward access management and provision of pedestrian access within and between parcels in the area.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 12/12/2012.

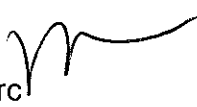
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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

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**DATE:** November 15, 2012

**TO:** Richard Kehoe, Chair

**FROM:** Mayor Marcia A. Leclerc 

**RE:** REFUND OF TAXES

I recommend that the Town Council approve a total refund of taxes in the amount of \$5,919.99 as detailed in the attached listing from our Collector of Revenue.

Please place this item on the Town Council agenda for November 27, 2012 .

C: M. Walsh, Director of Finance

I. Laurenza, Tax Collector

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**INTEROFFICE MEMORANDUM**

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**TO:** MARCIA A LECLERC, MAYOR  
MICHAEL WALSH, DIRECTOR OF FINANCE

**FROM:** IRIS LAURENZA, COLLECTOR OF REVENUE  
ANNIE KOHLER, ASSISTANT TAX COLLECTOR

**SUBJECT:** REFUND OF TAXES

**DATE:** 11/14/2012

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Under the provisions of Section 12-129 of the Connecticut General Statutes, the following persons are entitled to the refunds as requested. The total amount to be refunded is \$5,919.99 See attached list.

Bill	Name	Address	Prop Loc/Vehicle Info.	Over Paid
2011-03-0053502	BOAKYE JOSEPH GYAMFI	40 COLLEGE DR E HARTFORD CT 06108 1312	2000//1NXBR12E6YZ322526	\$ (92.85)
2011-03-0053503	BOAKYE JOSEPH GYAMFI	40 COLLEGE DR E HARTFORD CT 06108 1312	2003//1FTNS24L03HB06390	\$ (108.18)
2011-03-0053504	BOAKYE JOSEPH GYAMFI	40 COLLEGE DR E HARTFORD CT 06108 1312	2004//1FTSS34PX4HA51122	\$ (89.64)
2010-03-0054243	BRENNAN DAVID D	37 BURNHAM ST E HARTFORD CT 06108 1009	2005//1B3ES56C45D288430	\$ (26.68)
2011-01-0008657	CARLSON BEATRICE I	13 NARRAGANSETT RD EAST HARTFORD CT 06118	13 NARRAGANSETT RD	\$ (348.95)
2011-03-0059987	DOE GEORGE	40 HILLSITE ST C3 E HARTFORD CT 06108 3631	1998//3N1AB41D6WL045336	\$ (31.62)
2011-03-0060738	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//1GNSKJE3XBR329497	\$ (398.24)
2011-03-0060740	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//2A4RR8DG6BR679889	\$ (202.60)
2011-03-0060754	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//1D4RE4GG9BC634642	\$ (155.06)
2011-03-0060757	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//2D4RN5DG2BR660565	\$ (255.94)
2011-03-0060793	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2010//3GNBADB9AS640562	\$ (77.82)
2011-03-0060809	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2012//1C3CDZAB3CN11627	\$ (142.28)
2011-03-0060853	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2010//1G1AD5F50A7222127	\$ (144.94)
2011-03-0060870	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//KL1TD5DEXBB218417	\$ (102.56)
2011-03-0060879	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//1B3BD4FB1BN588480	\$ (191.94)
2011-03-0060896	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//4T1BF3EK9BU739040	\$ (199.78)
2011-03-0060914	EAN HOLDINGS LLC ENTERPRISE RENT A CAR	8 ELLA GRASSO TPKE WINDSOR LOCKS CT 06096	2011//KNADH4A33B6736339	\$ (107.82)
2011-01-0009172	MARTELLO MARGOT P & JOHN P JR	63 MANNING LN EAST HARTFORD CT 06118	63 MANNING LN	\$ (333.87)
2011-03-0075875	NISSAN INFINITI LT	915 L STREET PMBC436 SACRAMENTO CA 95814	2011//1N4AA5AP8BC845132	\$ (298.50)
2010-04-0085044	OJEKUNLE OYEYEMI A	42 RUSSELL DR E HARTFORD CT 06108	2007//1HGCM71617A000415	\$ (29.02)

2011-03-0076745	ORTIZ-MELELENDEZ LESLIE A	102 CANNON RD E HARTFORD CT 06108 2809	2000//1B3ES46C2YD740857	\$ (56.40)
2011-03-0084470	SPENCE ANDRAE	173 DOWNEY DR APT C MANCHESTER CT 06040	1998//1HGCG5645WA010835	\$ (60.29)
2011-03-0084583	STANA ALEXANDRU	22 PROSPECT ST UNIT 45 MANCHESTER CT 06040	2005//2HGEGS16515H615217	\$ (225.29)
2011-03-0085133	SWEET YVES	62 GARDEN ST E HARTFORD CT 06108 1742	2002//1G2NFF52E32M682236	\$ (142.49)
2010-03-0059215	TD AUTO FINANCE ATTN: MARK SMITH	2050 ROANOKE RD WEST LAKE TX 76262	2008//1J8GN28K98W232471	\$ (107.22)
2010-03-0086789	TOYOTA MOTOR CREDIT CORP	BOX 105386 ATLANTA GA 30348	2008//JTMZD33V986075146	\$ (236.78)
2011-03-0086326	TOYOTA MOTOR CREDIT CORP	BOX 105386 ATLANTA GA 30348	2008//JTMZD33V986075146	\$ (532.32)
2011-03-0086963	USB LEASING LT U.S. BANK, ATTN: HELEN KEYS	PO BOX 2466 OSHKOSH WI 54903 2466	2011//1G6KP5ES4BU123696	\$ (148.88)
2011-03-0087916	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD LIBERTYVILLE IL 60048	2008//3VWVRZ71K78M107252	\$ (235.99)
2010-01-0015303	WELCOME RYAN T & SARAH M	25 WOODYCREST DR EAST HARTFORD CT 06118	25 WOODYCREST DR	\$ (836.04)
<b>TOTAL</b>				<b>\$(5,919.99)</b>



TOWN COUNCIL OFFICE

**DATE:** November 20, 2012  
**TO:** All Councillors  
**FROM:** Rich Kehoe, Chair  
**RE:** 2013 Town Council Meetings Schedule

January 2 (Wednesday)	July 16
January 15	August 6
February 5	August 20
February 19	September 3
March 5	September 17
March 19	October 1
April 2	October 15
April 16	October 29
May 7	November 12 (Organizational Meeting)
May 21	November 26
June 4	December 10
June 18	

TOWN COUNCIL OFFICE

DATE: November 21, 2012  
TO: All Directors  
FROM: Rich Kehoe, Chair  
RE: 2013-2014 Budget Workshop Schedule

TOWN COUNCIL CHAMBERS

Monday, February 25, 2013

Mayor's Summary of Budget

6:30 p.m.

Fire Department

Administration Chief Oates  
Suppression  
Fire Marshal  
Apparatus Maintenance  
Alarm Maintenance  
Emergency Medical Service  
Emergency Management  
Fire Capital Improvements

6:45 p.m.

Public Safety Complex

Public Safety Communications

Police Department

Police Administration Chief Sirois  
Operations  
Criminal Investigation  
Police Capital Improvements

Wednesday, February 27, 2013

Board of Education

Superintendent of Schools Nathan Quesnel

6:30 p.m.

Inspections and Permits

Administration Gregg Grew

7:30 p.m.

**Saturday, March 2, 2013**

Town Treasurer	Joseph Carlson
Town Council	Rich Kehoe
Town Clerk	Robert Pasek
Registrars of Voters	Mary Mourey & Judi Shanahan
Selectmen	
Probate Court	Allan Driscoll

**8:30 a.m.**

**Finance**

Administration	Mike Walsh
Accounts and Control	
Information Technology	
Purchasing	
Assessor	
Revenue and Collections	
Employee Benefits	
Risk Management	
Debt Services	
Contingency	
Capital Improvements	
Revenues	

**Five Year Capital Improvement Plan**

Summary  
Project Narratives  
    Finance  
    Public Works  
    Parks and Recreation  
    Fire Department  
    Police Department  
    Public Library  
    Other Departments

**Boards and Commissions**

Beautification Commission	Patriotic Commission
Inland/ Wetlands/Environment Commission	Board of Assessment Appeals
Personnel Board of Appeals	Human Rights Commission
Historic District Commission	Emergency Medical Commission
Library Commission	Zoning Board of Appeals
Public Building Commission	Fine Arts Commission
Retirement Board	Commission on Aging
Commission on Services for Persons w/Disabilities	
The Hockanum River Commission	Veterans' Affairs Commission
Board of Ethics	

**Lunch Break**

**12:30 p.m.**

**Executive**


Office of the Mayor	Marcia Leclerc
<b>Inspections &amp; Permits</b>	
Channel 5	Irene Cone



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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

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**DATE:** November 26, 2012  
**TO:** Richard Kehoe, Chairman  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** NEW BUSINESS: Facility Sharing Agreement Regional Animal Control Facility

Attached is the memo and a copy of agreement for the Shared Regional Animal Control Facility for review and authorization by Council. Please place on the Town Council Agenda for the November 27, 2012 meeting.

Thank you


C: M. Walsh, Director Finance Dept.  
Chief Sirois, Police Department  
R. Gentile, Corp. Counsel



## MEMORANDUM

**DATE:** November 1, 2012

**TO:** Marcia A. Leclerc, Mayor

**FROM:** Michael P. Walsh, Director of Finance 

**TELEPHONE:** (860) 291-7246

**RE:** Regional Animal Control Facility - Facility Sharing Agreement

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By way of this memo, attached please find a copy of the Facility Sharing Agreement for the Regional Animal Control Facility.

Assistant Corporation Counsel Richard Gentile was instrumental in negotiating this agreement on behalf of the Town; so accordingly, I would respectfully request that you forward the agreement to the Town Council seeking their approval to allow you to execute it.

I have attached some pertinent background information to better explain the events leading up to this agreement.

### Background

The Town of East Hartford for many years has been without its own animal control facility, initially using a firm in Bolton for several years, then moving to the Human Society for a few years, and then eventually returning to the Bolton firm. On a monthly basis, we impound 10 to 20 dogs for an annual total of 1,000 impound days.

Due to the cost of constructing a facility, and recognizing that many other towns had similar needs, the Town sought a regional solution to housing impounded animals. In 2008, a regional proposal that would serve the Towns of East Hartford, Manchester, and South Windsor was developed and submitted for grant funding. As a result, the Capitol Region Council of Governments (CRCOG), on behalf of the municipalities, was awarded \$515,000 in State funding to be used toward creating a regional animal control facility.

This \$515,000 grant will be used to renovate a former firehouse in South Windsor at a cost far less than building a new facility (\$5M was the initial estimate). The renovations converting the firehouse into a regional animal control shelter are now just about complete. The facility will serve as the animal control facility for the towns of East Hartford, Manchester, and South Windsor. An agreement for shared use of the facility has been developed, is attached, and needs to be approved by each of the participating municipalities.

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**Discussion/Analysis**

The agreement will be established in accordance with Section 7-148cc of the Connecticut General Statutes which enables municipalities to jointly perform any function that they otherwise perform separately.

The agreement creates a Governing Board for the facility made up of one representative appointed by the chief executive from each municipality. The Governing Board will establish the rules for use of the facility and adopt an annual operating budget for the facility. The costs of operating the facility will be shared among the participating municipalities based on the number of animals housed and each animal's length of stay.

The agreement provides a process for accepting additional participating municipalities in the future. If the founding members determine, after a year or two of operation, that there is excess capacity in the facility, additional municipalities may participate in the shared facility.

A process is also laid out for removal of a participating municipality that does not meet its obligations under the agreement.

The agreement has an original term of ten years with successive, automatic five-year renewals. A participating municipality may elect not to renew by providing written notice 30 days in advance of the expiration of the original term or any renewal term of the agreement. The agreement may not extend beyond 40 years.

**Financial Impact**

The renovation project converting the firehouse into a regional animal control shelter has been funded through a State regional incentive grant awarded in 2008. The cost of operations will be established through the annual budget process and will be shared among the participating municipalities in accordance with the formula set out in the agreement.

Know that East Hartford directly spends \$25,000 annually from the Police Department budget for the care and impound of dogs. In the current budget year, another \$35,000 was set aside in the Mayor's budget to fund the Town's initial entrance into this regional sharing agreement.

Once the agreement is executed and the Governing Board sets the budget, we'll have a better understanding of the operational costs we'll face from year to year. However, in terms size, we expect to utilize about 1/3 the total number of impound days attribute to the new facility.

Should you have any questions or problems on the aforementioned, please feel free to contact me.

## **FACILITY SHARING AGREEMENT REGIONAL ANIMAL CONTROL FACILITY**

**WHEREAS**, General Statutes §§7-148cc establishes a process wherein municipalities may develop and implement interlocal agreements to jointly perform any function that each municipality may perform in accordance with state and local law; and

**WHEREAS**, the exchange, furnishing or providing of municipal facilities and equipment by one or more municipalities for their joint use has been found to be of benefit to all participating municipalities, both in making more facilities and equipment available and in reducing the cost of operating such facilities and using such equipment; and

**WHEREAS**, to meet their common need for animal control facilities, the towns of South Windsor, Manchester and East Hartford (“the Participating Municipalities”) desire to enter into a Facility Sharing Agreement for the creation and ongoing maintenance of a Regional Animal Control Facility (the “Facility”) to be located in the Town of South Windsor on land South Windsor owns; and

**WHEREAS**, operation and maintenance of the Facility is well suited to joint operation by the Participating Municipalities because each individually has the need for such a facility; and

**WHEREAS**, the Facility will be built and equipped through funding from the State of Connecticut as part of the Regional Performance Incentive Grant Program, administered by the Capitol Region Council of Governments, which program is intended to foster and enhance joint provisions of municipal services across town borders.

**NOW, THEREFORE**, to accomplish the goal of operating and maintaining the Facility across town borders and for the benefit of the Participating Municipalities, each hereby adopts this Regional Animal Control Facility Agreement (“Agreement”) according to the following terms:

1. **OWNER/OPERATOR**: The Participating Municipalities hereby designate the Town of South Windsor as the owner and operator of the Facility, which exists at 124 Sullivan Avenue, South Windsor, on land owned by the Town of South Windsor.

2. **GOVERNING BOARD**: The Participating Municipalities shall establish a Governing Board to accomplish the purposes of this Agreement. The Governing Board shall have the authority to interpret this Agreement consistent with the purposes stated herein and, by majority vote, will be the arbiter of any disagreements among the Participating Municipalities relative to any aspect of this Agreement. Notwithstanding the foregoing, should the Governing Board be unable or unwilling to interpret this Agreement by majority vote, the dispute resolution provisions of paragraph 7 shall apply.



Consistent with their respective charters and/or ordinances, the Chief Executive Officer of each Participating Municipality shall designate one member of the Governing Board and each member designated shall have one vote. The qualifications, terms of office and compensation, if any, of such member shall be proscribed by the Chief Executive Officer of the appointing Participating Municipality.

The Governing Board shall have the authority to adopt rules with respect to the use and maintenance of the Facility and the prompt payment of all fees and costs by each participant as it deems necessary for the safe and sanitary operation of the Facility and to administrate in accordance with the terms of this Agreement.

3. **GENERAL TERMS:** In addition to the foregoing, the Governing Board shall oversee compliance with the following terms of this Agreement:

- a. Location: The Facility shall be located in the Town of South Windsor and the Town of South Windsor shall at all times and for all purposes remain the owner of the land and the building housing the Facility.
- b. Maintenance, Capital Projects and Repairs: The physical plant of the Facility shall be operated and maintained by the Town of South Windsor. In addition, the Town of South Windsor will be responsible for overseeing future capital projects and major repairs as funded through the capital account described in Exhibit \_\_\_\_ hereto.

The Town of South Windsor will annually evaluate the Facility and any equipment acquired under this Agreement and make recommendations to the Governing Board regarding necessary maintenance, capital projects and major repairs.

- c. Administration: Administrative functions (paying bills, ordering supplies, etc.) shall be conducted by one or more of the Participating Municipalities, as designated by the Governing Board. Said Participating Municipality shall be deemed the "Administrative Manager" of the Facility and will be paid an administrative fee as set forth in the annual budget.

The Administrative Manager shall also be responsible for record keeping, including but not limited to, expenses and income data and tracking the number and length of stay of all animals impounded by each Participating Municipality. Each Participating Municipality shall, at least quarterly, submit its state-mandated monthly impoundment reports to the Administrative Manager for this purpose.

- d. Annual Budget and Annual Expenses: The Annual Budget shall be set in accordance with the terms and conditions set forth on Exhibit \_\_\_\_ hereto. Said Annual Budget will include the Annual Expenses and Administrative Fee described on Exhibit \_\_\_\_ and any other costs or expenses approved by the Governing Board.

- e. **Member Payments:** Annual Expenses shall be shared among Participating Municipalities in accordance with the formula and terms set forth on Exhibit \_ hereto.
- f. **Scheduling Use:** Schedules for the use of the Facility will be managed by the Town of South Windsor. Any scheduling disputes will be resolved by the Governing Board.
- g. **Municipal Participation:** The Agreement will remain in force as long as there are two remaining Participating Municipalities.
- h. **Property Insurance:** The Facility and equipment will be covered under an insurance policy providing property coverage in limits acceptable to the Governing Board. The cost of said policy shall be part of the Annual Budget. If the Facility or any equipment housed in it is damaged through the negligence of any Participating Municipality's own personnel, any deductible charged will be paid for by the Participating Municipality responsible for the damage.

4. **TERM OF AGREEMENT:** This agreement shall remain in effect for ten (10) years, with the first year beginning on the Effective Date of \_\_\_\_\_ and the last year expiring on \_\_\_\_\_ in accordance with law or local ordinance. The Agreement shall automatically renew for successive terms of five (5) additional years unless all but one Participating Municipality provides a written notice to the other of its election not to renew the Agreement for another five (5) years. Such notice must be provided at least thirty (30) days prior to the scheduled expiration of the original or any renewal term of the Agreement. In no event shall the Agreement extend beyond forty (40) years from the Effective Date.

5. **ADDITION OR REMOVAL OF PARTICIPATING MUNICIPALITIES:** The Participating Municipalities, through the Governing Board, may entertain offers for additional municipalities to participate in this Facility Sharing Agreement and may negotiate such contracts and fees with the proposed municipality as it deems appropriate. The Governing Board may add additional Participating Municipalities to the Facility Sharing Agreement by unanimous vote of the members of the Governing Board. If approved, the proposed municipality may become a Participating Municipality and shall execute an Addendum agreeing to be bound by any relevant terms of this Agreement and any other terms and conditions set forth by the Governing Board.

If any of the Participating Municipalities fail to meet their obligations under the terms of this Agreement and any Addendum thereto, any Participating Municipality in good standing may, through their respective member on the Governing Board, make written recommendation to the Governing Board that the defaulting municipality be involuntarily withdrawn from participation pursuant to Section 12 of this Agreement.

6. **LIABILITY AND HOLD HARMLESS:** Each Participating Municipality will be responsible for and insure itself against all claims, loss, damage, injury, and liability of every kind, nature, and description including, but not limited to, claims by third parties to

the extent that such liability arises out of a Participating Municipality's use of the Facility or a portion thereof. The Participating Municipalities agree that the Administrative Manager, the Town of South Windsor, and their respective Mayors, directors, officers, council members and employees shall be held harmless and shall be indemnified against any such loss, damage, injury, and liability of any kind, nature, or description including, but not limited to, claims by third parties that arise out of a Participating Municipality's use of the Facility or a portion thereof. Each Participating Municipality shall give prompt, written notice to the Administrative Manager and the Town of South Windsor of any claim made or any suit instituted, coming to its knowledge, which in any way, directly or indirectly, relates to the Facility or this Agreement.

7. **DISPUTE RESOLUTION:** Disputes arising from the operation or interpretation of this Agreement that cannot be resolved by a majority vote of the Governing Board pursuant to paragraph 2 hereof shall be submitted to mediation and arbitration to the American Arbitration Association (AAA) according to its commercial disputes rules and procedures.

8. **GOVERNING LAW:** This Agreement shall be governed by the law of the State of Connecticut. This Agreement is the product of informed negotiations between the parties hereto and each of the parties has had an opportunity to contribute to the drafting of this Agreement after consulting with legal counsel. Therefore, the language of this Agreement shall not be presumptively construed either in favor of or against any party.

9. **AMENDMENTS:** Unless expressly within the powers granted to the Governing Board, no provision of this Agreement may be modified, altered, or rescinded except by a writing duly executed by each Participating Municipality in accordance with state and local law.

10. **DUE EXECUTION:** Each Participating Municipality certifies that it has complied with all state and local laws as required to ratify this Agreement. The Participating Municipalities may separately execute counterpart originals of this Agreement (and any amendments thereto) which together shall be deemed to constitute one and the same agreement. Each Participating Municipality hereby authorizes its Town Manager to execute this Agreement.

11. **WITHDRAWAL/TERMINATION:** This Agreement is not transferable or assignable, in whole or in part, and any party may withdraw their participation in this Agreement, at any time upon sixty (60) days' written notice delivered or mailed to the members of the Governing Board, provided however, the notice of withdrawal does not release the Participating Municipality from its obligation to pay all fees accrued through the withdrawal date.

This Agreement shall terminate at the earlier of: (1) the date upon which all but one Participating Municipality has withdrawn; or (2) the date upon which all but one Participating Municipality has elected not to renew; or (3) forty (40) years from the Effective Date.

12. DEFAULT/INVOLUNTARY WITHDRAWAL: Any Participating Municipality that fails to meet its obligations as set forth in this Agreement or in any rule adopted by the Governing Board shall be deemed to be in default upon the mailing by the Governing Board of a written notice of default to the Participating Municipality's Chief Executive Officer. Issuance of the written notice of default must be approved by a two-thirds (2/3rds) vote of the Participating Municipalities that are not the subject of the notice of default. If such default is not cured within thirty (30) days of the mailing of the notice, the Participating Member may be involuntarily withdrawn upon a two-thirds (2/3rds) vote of the Participating Municipalities that are not the subject of the notice of default. Written notice of the date upon which any involuntary withdrawal will take effect shall be set by the Governing Board but shall not be less than 30 days from the date of mailing of the notice of involuntary withdrawal. All property and equipment of the involuntarily withdrawn municipality not removed from the Facility by the withdrawal date shall be deemed abandoned and may be disposed of as the Governing Board deems appropriate. An involuntary withdrawal does not release the withdrawn municipality from its obligation to pay all fees accrued through the withdrawal date nor does it modify or terminate this Agreement with respect to the remaining Participating Municipalities.

Notwithstanding anything herein to the contrary, the involuntarily withdrawn municipality may contest the notice of default within ten (10) days of receipt and submit such matter to mediation and arbitration to the American Arbitration Association (AAA) according to its commercial disputes rules and procedures. Submission of such matter to the AAA must be made within fifteen (15) days of the receipt of the notice of default and will stay the involuntary withdrawal until a final decision is rendered in the arbitration.

WHEREFORE, each Participating Municipality has duly approved and caused to be executed this Agreement on the dates set forth below, to be effective for the year commencing on \_\_\_\_\_.

TOWN OF SOUTH WINDSOR

TOWN OF EAST HARTFORD

\_\_\_\_\_  
By:  
Its:

\_\_\_\_\_  
By:  
Its:

TOWN OF MANCHESTER

\_\_\_\_\_  
By:  
Its:

Exhibit \_\_

1) Annual Budget

By December 1 of each year, the Governing Board will adopt an Annual Budget for the Facility for the ensuing fiscal year (the fiscal year beginning the following July 1). The Annual Budget will reflect Annual Expenses for the facility only. *Each member town will be responsible for the care of their impounded animals, including feeding and medical care.*

2) Annual Expenses

- a) The Annual Budget will include the following estimated expenses related to the facility:
  - i) Heat, electricity, water, sewer, communications (telephone, internet)
  - ii) Building and grounds maintenance and repairs
  - iii) Insurance
  - iv) Future capital projects or major repairs
  - v) Other Facility expenses determined to be appropriate by the Governing Board
- b) There will be a non-lapsing capital account established separate from the operating accounts to allow for the accumulation of capital funds budgeted as part of 2.a.iv for future planned capital projects and major repairs.

3) Participating Municipality Payments

- a) The Annual Expenses that comprise the Annual Budget will be divided among the Participating Municipalities based on the following formula:
  - i) Calculate the total number of impounded animals for each Participating Municipality from the prior fiscal year.
  - ii) For each impounded animal, calculate the total number of days each impounded animal resided at the Facility.
  - iii) For each Participating Municipality, multiply the number of impounded animals times the number of days each resided in the Facility. This will equal the number of "Impound Days" for each Participating Municipality.
  - iv) Calculate the total number of Impound Days for all Participating Municipalities combined.
  - v) Divide the total number of Impound Days for each Participating Municipality by the total number of Impound Days from the previous step 3.a.iv for all Participating Municipalities. The results represent each Participating Municipality's percentage of the total number of Impound Days.
  - vi) Calculate each Participating Municipality's share of the Annual Expenses and Special Assessments by multiplying their respective percentages from the previous step 3.a.v times the Annual Expenses and Special Assessments combined.
- b) Annual Expenses and Special Assessments shall be payable by each Participating Municipality quarterly, beginning on July 1 of each fiscal year.

For the purpose of calculating each Participating Municipality's share of the Annual Expenses and Special Assessments, the amount that each Participating Municipality is obligated to pay may be reduced by actual operating revenues collected by the Facility (such as non-specific fees paid or non-specific donations or grants made directly to the Facility.) In such instances, the final quarterly payment due from a Participating Municipality will be adjusted to provide a credit for actual operating revenues collected. The credit will be based on a Participating Municipality's percentage as set forth in paragraph 3.a.v. Should the credit exceed the amount due from a Participating Municipality in its final quarterly payment, excess amounts will be credited to that Participating Municipality's account and applied to the next quarterly payment due.

4) Administrative Fees

In addition to the Annual Budget, each year the Governing Board will set an annual administrative fee to be paid to the Participating Municipality designated as the administrative manager of the facility. The administrative fee will be shared equally among the other Participating Municipalities. The administrative fee will be in addition to a Participating Municipality's share of the Annual Expenses.

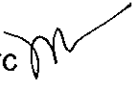
5) Special Assessments

In the event that there is an immediate need for repairs, equipment or payment of other operating expenses not anticipated in the budget and not coverable by the capital account, each Participating Municipality shall be specially assessed for such costs according to the formula set forth in section 3.a hereof. Notwithstanding this provision, the Governing Board's members may unanimously agree to a different method of allocating or collecting such extraordinary costs and special assessments provided that the Participating Municipality that initially paid for such expenses, if any, approves of same.

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T O W N   O F   E A S T   H A R T F O R D  
O F F I C E   O F   T H E   M A Y O R

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**DATE:** November 26, 2012  
**TO:** Richard Kehoe, Chairman  
**FROM:** Mayor Marcia A. Leclerc   
**RE:** APPOINTMENT-Boards & Commissions

I am recommending the following appointments to the Town Boards and Commissions.

**Commission on Services for Persons with Disabilities** **Term**

D	Michael Brinius	60 Rentschler St.	12/13
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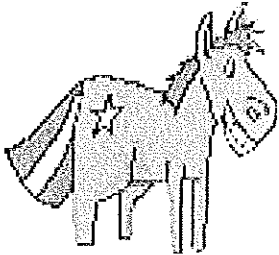
**Inland Wetlands Commission**

D	Stephen I. Watkins	11 Phillips Farms Rd.	12/15
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Please place on the Town Council Agenda for November 27, 2012.

Thank you.

**TOWN OF EAST HARTFORD, CT  
STATEMENT OF INTEREST IN SERVING ON A  
BOARD OR COMMISSION**



The Town of East Hartford, CT is a "Minority Representation" Municipal Government. This Form is to be used to request nomination to a position by the East Hartford Democratic Town Committee and will be submitted to its Permanent Nominating Committee for consideration.

Democratic Town Committee Chairman, P. J. (Bud) Salem

-Please print and complete the following information in full-

1. [Handwritten Name]  
Your name exactly as it appears on the E. Hfd. Voter Registration List

2. [Handwritten Address]  
Street Address

3. PARTY AFFILIATION  DEMOCRAT  UNAFFILIATED  MINOR PARTY

4. [Handwritten Number]  
Home Phone

5. [Handwritten Number]  
Cell Phone

6. [Handwritten Email]  
Personal e-mail address

7. [Handwritten Occupation]  
Occupation

8. [Handwritten Employer]  
Employer

9. [Handwritten Address]  
Employer/Work Address

10. [Handwritten Number]  
Work Phone

11. [Handwritten Level]  
Formal Education Level Achieved

12. [Handwritten Ethnicity]  
Ethnicity (Optional)

13. [Handwritten Years]  
Years as E. Hfd. Resident

14. [Handwritten Board Name]  
Name of Board or Commission you would like to serve on

15. [Handwritten Activities]  
\*Community based activities and/or civic/volunteer organizations activities you have participated in

16. [Handwritten Reason]  
\*Your reason for being interested in serving our Town in this capacity

17. [Handwritten Qualifications]  
\*List any qualifications you believe will be an asset to the board or commission on which you wish to serve

\*Please use the back of this page if you need more space or attach a resume if you wish

18. [Handwritten Signature]  
YOUR SIGNATURE

19. [Handwritten Date]  
DATE

THIS SPACE FOR USE BY DEMOCRATIC TOWN COMMITTEE

Submitted for consideration by Town Committee Member [Handwritten Signature]

Voter Registration Information Certified by Voter Registrar [Handwritten Signature]

At a duly called meeting of the E. Hfd. Democratic Town Committee's Permanent Nominating Committee and by majority vote, the East Hartford Resident described above is hereby nominated for appointment to the:

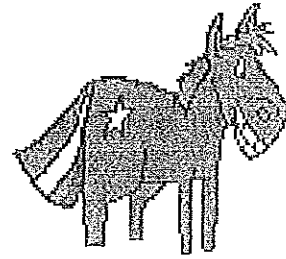
[Handwritten: Commission on Services for Persons Disabilities]

[Handwritten Signature]  
Catherine F. Condit Secretary  
(Revised 2-17-07)

[Handwritten Date]  
Date



**TOWN OF EAST HARTFORD, CT  
STATEMENT OF INTEREST IN SERVING ON A  
BOARD OR COMMISSION**



The Town of East Hartford, CT is a "Minority Representation" Municipal Government.  
This Form is to be used to request nomination to a position by the East Hartford Democratic Town Committee and will be submitted to its Permanent Nominating Committee for consideration.

Democratic Town Committee Chairman, Donald M. Currey

-Please print and complete the following information in full-

1. Stephen E. Watkins 2. 211 Phillips Farm Rd. 06118  
Your name exactly as it appears on the E. Hfd. Voter Registration List Street Address Zip Code

3. PARTY AFFILIATION  DEMOCRAT  UNAFFILIATED  MINOR PARTY

4. (860) 568-1083 5. (860) 305-2312 6. StevWatK@AOL.com  
Home Phone Cell Phone Personal e-mail address

7. Retired; Deputy Registrar of voters 8. Wife of Town of E.H.  
Occupation Employer

9. \_\_\_\_\_ 10. \_\_\_\_\_  
Employer/Work Address Work Phone

11. 12+ 12. \_\_\_\_\_ 13. 36  
Formal Education Level Achieved Ethnicity (Optional) Years as E. Hfd. Resident

14. Inland Wetlands Commission  
Name of Board or Commission you would like to serve on

15. Inland Wetlands Comm. on Persons w/Disabilities, Deputy Dem. Registrar;  
\*Community based activities and/or civic/volunteer organizations activities you have participated in

16. "Move up"  
\*Your reason for being interested in serving our Town in this capacity

17. See #15 above & completed courses for certification by DEED  
\*List any qualifications you believe will be an asset to the board or commission on which you wish to serve

\*Please use the back of this page if you need more space or attach a resume if you wish

18. Stephen Watkins 19. 11/10/2012  
YOUR SIGNATURE DATE

THIS SPACE FOR USE BY DEMOCRATIC TOWN COMMITTEE

Submitted for consideration by Town Committee Member Margaret Bruscia of Andover  
Voter Registration Information Certified by Voter Registrar Judith A. Shenahan

At a duly called meeting of the E. Hfd. Democratic Town Committee's Permanent Nominating Committee and by majority vote, the East Hartford Resident described above is hereby nominated for appointment to the: Inland Wetlands - Full position - moved up from alternate

C. Condio  
Catherine F. Condio Secretary  
(Revised 3.28.12)

Nov. 11, 2012  
Date

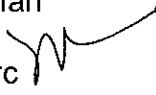
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T O W N O F E A S T H A R T F O R D  
O F F I C E O F T H E M A Y O R

---

**DATE:** November 26, 2012

**TO:** Richard Kehoe, Chairman

**FROM:** Mayor Marcia A. Leclerc 

**RE:** APPOINTMENT-Constable

I am recommending the following appointment Charles Clarke as Constable to replace Esther Clarke for the remainder of her term which will expire in November 2013.

Please place on the Town Council Agenda for November 27, 2012.

Thank you.

# OFFICE OF CORPORATION COUNSEL

Date : November 26, 2012

To : Mayor Leclerc

From : Richard Gentile 

Re : Constable

RECEIVED

NOV 26 2012

TOWN OF EAST HAVEN  
OFFICE OF THE MAYOR

Robert Pasek received the enclosed letter from Jack Jacobs concerning Charles Clarke filing Ester Clarke's Constable seat. You were not cc'd on the letter. Pursuant to Section 2.5 of the Charter ("Vacancies"), this Constable vacancy must "be filled by appointment of the Town Council until... the next biennial election." The vacancy must be filled by a member of the Republican party. While this is short notice, the filling of this vacancy is a straightforward matter. I would ask that it be added on to tomorrow night's Council agenda.

CC: Robert Pasek

# EAST HARTFORD REPUBLICAN TOWN COMMITTEE

Jack W. Jacobs, Chairman  
505 Burnside Avenue Apt C-14  
East Hartford, CT 06108

October 23, 2012

Robert J. Pasek  
Town Clerk  
Town Hall - 1st Floor  
740 Main Street  
East Hartford, CT 06108

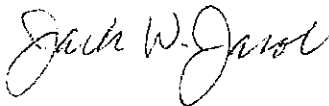
**RE: Constable**

Dear Mr. Pasek,

At a regularly scheduled meeting of the East Hartford Republican Town Committee on October 22, 2012, we voted for **Charles H. Clarke** of 197 Langford Lane to fill the constable seat vacated by **Esther B. Clarke**.

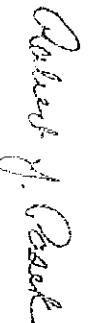
Charles' telephone number and email address are:  
860/568-7820; [chc@att.net](mailto:chc@att.net)

Thank you very much,



Jack W. Jacobs  
Chair, EHRTC  
[jackwjacobs@stglobal.net](mailto:jackwjacobs@stglobal.net)  
860/983-4104

2012 OCT 23 P 3:48  
TOWN CLERK  
EAST HARTFORD



*Robert J. Pease*

OFFICE OF THE  
TOWN COUNCIL

TOWN OF EAST HARTFORD

2012 NOV 26 P 12:18 (860) 291-7208

740 Main Street  
East Hartford, Connecticut 06108

TOWN CLERK (860) 291-7389  
EAST HARTFORD

DATE: November 23, 2012

TO: Town Council Members

FROM: Rich Kehoe, Chair

RE: Tuesday, November 27, 2012 7:00 p.m. Town Council Majority Office

In accordance with Section 3.3 (a) of the Town Charter, a Special Meeting of the Town Council will be held as follows:

**Tuesday, November 27, 2012**

**7:00 p.m.**

**Town Council Majority Office**

The purpose of the meeting is to meet in Executive Session to discuss the following tax appeal case:

New Boston EH LLC v. Town of East Hartford:

1. Docket No. CV-12-6015960S 69 Leggett Street
2. Docket No. CV-12-6015959S 47 Leggett Street
3. Docket No. CV-12-6015958S 33 Leggett Street
4. Docket No. CV-12-6015962S 300 East River Drive

cc: Mayor Leclerc  
Scott Chadwick, Corporation Counsel  
Brian Smith, Assessor

**Attenello, Angela**

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**From:** Scott Chadwick [src@chadwickstone.com]  
**Sent:** Wednesday, November 21, 2012 9:35 AM  
**To:** Attenello, Angela  
**Subject:** Executive Session

Good morning Angela,

Please schedule an Executive Session regarding the following matters:

- New Boston EH LLC v. Town of East Hartford, Docket No. CV-12-6015960S

69 Leggett Street

- New Boston EH LLC v. Town of East Hartford, Docket No. CV-12-6015959S

47 Leggett Street

- New Boston EH LLC v. Town of East Hartford, Docket No. CV-12-6015958S

33 Leggett Street

- New Boston EH LLC v. Town of East Hartford, Docket No. CV-12-6015962S

300 East River Drive

Thank you.

Scott R. Chadwick

Chadwick & Stone, LLP