



TOWN GOVERNMENT POSITIONS

COMPREHENSIVE PLANNING FOR TOWN GROWTH AND DEVELOPMENT, Initially adopted May, 1985

The League of Women Voters of West Hartford continues to support long-range comprehensive planning which protects orderly growth. The League wishes to preserve the suburban character of the Town, while recognizing that optimal use of commercial areas is necessary for economic well-being. We support a diversity of dwellings, including multi-family units, located in areas which provide ease in shopping and access to public transportation. Special attention should be given to traffic safety, adequate parking, provision for open space, and buffering.

The League favors preservation of as much open space land as is realistically possible, and places priority for acquisition in the most densely developed sections of town. We support diligent maintenance and the judicious use of open space. The Town Plan of Development should include an open space plan.

The League believes that the properties in West Hartford Center could generate more revenue for the Town. At present, Town Center properties are under-utilized from both a physical and economic standpoint. The League supports an easing of the four-story height restriction in the Center, taking into account topographical conditions, adjacent residential neighborhoods, esthetic considerations, traffic patterns, and parking.

In order to accommodate commercial growth, increased parking demands must be satisfied. The current method of granting case-by-case exceptions does not promote orderly development. The League suggests a variety of approaches, such as:

- making better use of existing surface parking
- providing separate parking for Center employees
- encouraging flexibility of parking requirements which restrict building expansion
- developing new schemes for sharing off-site parking
- building a parking garage located away from residential areas, serving all businesses equally, and integrated unobtrusively into the commercial district. The primary financial responsibility for a parking garage should not be borne by residential property owners.

The League supports mixed-use buildings, with retail establishments on street level and office space or residential units above.

SPECIAL DEVELOPMENT DISTRICT - Initially Adopted Spring, 1986

The West Hartford League of Women Voters supports the concept of the Special Development District as a means of allowing flexibility in land development while maintaining strict control over it. Since 1979 when the acreage limitation was eliminated in the ordinance, Special Development Districts have often been used on small developments located in what have become buffer or mixed-use areas of town. The League feels that such use of Special Development Districts should be minimized. By revising and updating the town's zoning ordinances, new zone districts can be created which would protect community interests in these mixed-use areas.

The League feels the procedure for applying for and obtaining a Special Development District designation should be modified to encourage interaction between the developer and the affected community interests before the Council receives the formal petition. Such modification should not attempt to simplify the application and approval process; instead, its purpose should be to eliminate some of the problems which prolong the process.

The League also feels that a distinction should be made in the Special Development ordinance between minor and major changes in established Special Development Districts. The procedure for a minor change should be simplified, but notification to the public and opportunity for public input should be required in the process.