

## **PLANNING AND ZONING**

The East Haven Planning and Zoning Commission held its regularly scheduled meeting Wednesday, March 05, 2014, at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

Chairman Cianelli called the meeting to order at immediately following the public hearing  
Roll call – 5 Present (Cianelli, Metzler, Richardson, Fiorillo, and Rivera)  
Staff Present – Joseph DiSilvestro, Esq., Assistant Town Attorney, Frank Biancur, Zoning Official, Kevin White, Town Engineer

### Public Hearing #1

The petition of Leonard Fasano, Esq. on behalf of South Shore LLC for a zone change and site plan involving the property at 142-148 Bradford Avenue and 125-131 Cosey Beach Avenue to change the existing S1 Zone to a proposed PDD Zone for future construction of 106 age restricted residential housing units.

Chairman Cianelli recognized Attorney Nicholas Mingione, 388 Orange Avenue, New Haven CT. Attorney Mingione stated that due to concerns of DEEP and the public's concerns with regard to increasing the parking and addressing the drainage calculations a new plan will be submitted. Therefore, an extension is requested. We should hear from the Town Engineer and DEEP within the month so that this might possibly come to a decision at next month's meeting.

Chairman Cianelli stated that with no final plan this will be over one way or another next month.

No public comment.

65 Day Extension.

### Public Hearing #2

Chairman Cianelli stated that Town Attorney Alfred Zullo has recused himself due to a conflict of interest with the property owner.

The petition of Lancaster Land, L.P. for the establishment of a zone change and site plan approval to a Planned Elderly Facilities District (PEFD) Zone located at 533 Strong Street for the future construction of a four story apartment building with 112 units.

Chris Juliano of Juliano and Associates Engineering stated the overview of the property is an 8.85 acre parcel along the eastern side of Strong and Green Streets and to the south of Holly Farms the south side has a rolling topography. The applicant is proposing a 4 story senior housing complex slab on grade with 112 units; 90 – 2 bedroom and 22 - 1 bedroom units. One parking space per unit is adequate under Lancaster's business model, it will include a community room, ADA accessible and 14 garages for rent all at market rate. There won't be any blasting at the site there will be an underground drainage system to handle the 100 year storm. This use is not a high traffic generator. It will have city sewers, city water and local gas company. We have not had any comments to the sediment control plan. Although we

brought this plan into zoning in November 2013, in order to meet with staff we never received a reply, to date, and have left messages with the Zoning Official to do set up a time to meet with staff.

Chairman Cianelli stated that this should have been submitted to the wetlands commission prior to coming to this commission. This proposed plan has generated a lot of opposition

Town Council Chairman, Richard Anania read a letter and submitted into the record from the mayor; indicating that the residents are in opposition to this proposed project all through phone calls and letters to the mayor; as well as a petition opposing this proposed development.

**Public Comment:**

Linda Pascale, 97 Allison Way submitted the petition to the commission. She further stated that this project is too large for the site not enough parking, driveway is too steep and the people don't want to deal with months of construction. Also, there are drainage issues.

Bill Zampa, Strong Street indicated that he is also opposed to more development in that area.

Diago DiMartino, 120 West Meadow Road Hamden, CT stated that he purchased this parcel with the intent to develop it. He also walked through the neighborhood and knock on doors and didn't get much opposition. The drainage and water issues are not from his property but from Holly Farms, which drains into his land. Part of the lawn at Holly Farms currently is encroaching on his property. This is a nice project and would generate tax dollars for the town. It currently is an LI zone which he can develop as a matter of right and would not need a variance.

Joe Criscuolo, 518 Strong Street stated that this proposed project would generate too much traffic where there is already too much traffic.

Edgar Surprenat 493 Strong Street stated he grew up in the area and is very familiar with this parcel and believes that it is comprised of wetlands. The topography is very steep.

John Thornberg, 93 Allison Way this project will require detention ponds and the traffic will create problems, in addition to not enough parking for the amount of units.

Chairman Cianelli agreed that it is the job of this commission to control projects, it's our job to do the right thing. He also agreed with the parking issue and the traffic issue in the area.

Cindy Gnyla, 144 Strong Street, the property where Holly Farms is now was home to wildlife such as deer. Traffic is increased, along with speeding in an area where there is no sidewalks. This project is too big; there is just no room for it. It is the wrong spot for this project.

The applicant Diago DiMartino stated he heard the same complaints with the proposal for Holly Farms. This property is the same elevation and the driveway at Holly Farms is like snake road in order to meet the elevation. If the neighbors are so concerned then they could

purchase the property because he needs to sell this property and understand it is not going to stay like this.

Chairman Cianelli stated that it's not the project being built; it's the density of this project.

Ralph Vauro, 110 Allison Way believes that this is too aggressive as a project, the slope will cause a river of rain water and create problems at the lower end of Holly Farms.

Al DeFrancesco, 74 Allison Way stated that Green Street is like a ski slope now, more traffic would create more traffic problems.

Anthony Mansi, 100 Russo Avenue stated that there's a lot of validity to the previous comments but is curious to see the Fire Marshal's report. He doesn't think fire apparatus can make it to the site.

Kate Schaffer, 51 Allison Way, asked why this can't be one way in and out because traffic will be a problem.

Carl Onofrio, 505 Strong Street stated that Holly Farms is a beautiful development and adds class to the street. The traffic is a problem and for 13 years we have requested that Green Street be made one-way.

Diago DiMartino stated that the elevation is the same as Holly Farms.

Chris Juliano Engineer for the project stated that since February 4, 2014 it is part of my job to point out certain concerns to town staff. I have tried to meet with staff and with no reply. With respect to the density it is derived by acreage, 100 year storm is meter out that the run off will be pushed to the south not north, the traffic engineer stated this will increase only ancillary traffic, and the only way to control 65+ is by deed restrictions.

Andrew Petala, 147 Allison Way asked if there would be a property manager on site.

Gail Simon. 434 Strong Street is an advocate for the elderly and questioned the deed restriction.

Richard Anania, Town Council Chairman stated that everyone who came before you expressed opposition and he strongly urged the commission to deny.

Chairman Cianelli stated, once we have received all the information along with everyone's concerns this commission will, at that time, make a decision the applicant should request a 65 day extension and go before the Inland – Wetland Commission next month.

Chris Juliano requested a 65 day extension.

Chairman Cianelli stated that the public hearing will remain open.

### Public Hearing #3

The petition of Paul Carbo, for a Zone Change to the property located at 209 Mill Street, from an R-3 to a CD Zone.

Chairman Cianelli recognized Paul Carbo, 10 Nicholas Drive who stated that since 1980, he has tried to develop this parcel from residential to commercial and he will do everything within the guidelines of the town.

#### Public Comment:

William Taft, 201 Mill Street stated he is the abutting property and the same property owner in 1986 tried to change this to a CD2 Zone and was denied because of the topography of the site. It is the same topography and it does not meet zoning requirements, it's too small it does not meet the set backs. The traffic at this intersection is cause for numerous accidents. The records show that there were 182 accidents on Mill Street and 32 at the intersection. Why develop this property when you can drive up and down Route 80 and there are 20 empty commercial store fronts.

Barbara Liston, 124 Pleasant Avenue stated that prior to her purchasing her home and making substantial improvements she contacted the town with regard to the zone behind her house and was assured it would remain residential. She is opposed to the zone change. For 30 years this has been zone residential there is no reasoning to spot zone. This is a horrible change for this property and will have an adverse affect on my property, while there are so many unoccupied commercial properties.

Chairman Cianelli stated this is very similar to the parcel recently approved for ABC Printing; there is so much residential zoning abutting commercial zones. In this instance the line traverses and splits the property and there was no previous buffer zone set up abutting Krausers.

Cindy Taft, 34 Mill Street the property owner knew when he purchased this parcel it was residential and it's too close to the road and definitely not a building lot nor commercially zoned. He has no right to build not enough land and this will bring down the property values.

Commissioner Richardson stated that the lot is 80x215 won't this require a variance because there is only 80 feet of frontage.

Chairman Cianelli asked for any additional comments and then closed this public hearing.

Respectfully,

Roberta A. DeLuca  
Commission Clerk