

Planning and Zoning Commission
Wednesday, April 4, 2012
Public Hearing
East Haven Community Center; 91 Taylor Avenue

Chairman Ruocco called the Public Hearing to order at 7:00 p.m.

Roll Call – 5 Present (Ruocco, Raymond, Cannelli, Colangelo, and Giamattei)

Staff Present: Assistant Town Attorney, Kevin White, PE, Town Engineer, and Zoning Official, David Anderson.

180 Strong Street; Site Plan Modification to add an additional 9 units to a previously approved, but not yet constructed, 51-unit Planned Elderly Facilities District (PEFD) development.

Chairman Ruocco recognized the applicant Vicki Imperato, Project Manager, Michael Massimino, and John Harriman, PE.

Mr. Harriman stated that they are proposing to add 9 additional units to this previously approved project, with no major changes. The road will remain the same and there will be 58 units within the development and 2 units on the roadway of Strong Street. We will be adding a sidewalk around the perimeter; each unit will have approximately 4 parking spaces, along with visitor parking, no new catch basins and approximately 24,000 sq. ft. of open space. Most of the units will have decks but not all.

Mr. Massimino stated that the previously proposed units were larger with two car garages, this design is slightly smaller between 1500 – 1900 sq. ft., they all will be energy star efficient with 2.5 baths, with the ability to finish the second floor.

Chairman Ruocco asked if there are any plans for solar energy and Commissioner Giamattei asked what the price range will be.

Mr. Massimino stated, no they are energy star efficient and priced between mid \$200,000 to \$300,000. They will be upscale homes with luxury features, hardwood floors, granite counter tops, and an option for 2 car garage.

Patricia Mckechnie, 200 Strong Street is opposed to the increase.

Bill Zampa, 27 South Strong Street, stated that he was in attendance at the time of the first approval and there was much opposition. Through meetings with town staff and the administration all parties agreed upon 50 units with a 200 ft. approach driveway with a berm to prevent the car's headlights from disturbing the neighbors across from the site. We the residents surrounding the site were in agreement because they reduced the density, there would be no school age children and the town would be receiving tax revenue, this was negotiated with the applicant.

Mr. Zampa understands that you want to maximize your return, but if the residents knew you would try to increase the number of units we would have never agreed to the text change, you are doing the residents a disservice. It should move forward as approved by both parties. This is spot zoning along Strong Street, those two units do not belong there.

Chairman Ruocco asked if Mr. Harriman could point out where the additional units would be on the original plan.

Mr. Harriman stated that he could only do that with an overlay.

Commissioner Raymond asked if the applicant increased the open space within the interior of the plan.

Commissioner Colangelo asked why unit #60 was freestanding along Strong Street.

Chairman Ruocco stated that if you make the units smaller you pick up additional space for additional units.

Mr. Massimino stated that these units are comparable to the homes in that area.

Angela Mattie, 210 Strong Street stated that her property abuts this project on two sides and is opposed to the additional 9 units. In addition, she did not receive notification by mail of this public hearing. The applicant is now in violation of the negotiated deal with the residents. She also has concerns regarding the water table.

Kevin White, Town Engineer stated that the soil scientist notes indicate that there are no wetlands on this property.

Ms. Mattie stated that there must be legal implications; this is a slap in the face to the residents.

Chairman Ruocco explained to everyone that this is the process, the applicant has the right to make application for this reason they are here tonight with their presentation. It does not warrant threatening members of this board.

Town Attorney explained that this is the proper process and that is why we are here having a hearing.

Cliff Siepold, 201 Strong Street believes the increase in units and parking spaces would increase traffic and affect the quality of our personal lives.

Chairman Ruocco stated that he was at the first public hearing on this project and he was the only who spoke against the project. Mr. Zampa and the residents were will to negotiate. Tonight we are here only to discuss the 9 additional units.

Commissioner Cianelli stated we all live in town and wants what's best for the town.

George Cryer, 271 Strong Street asked if the units don't sell could it be rezoned for low income or could their be conditions to prevent that from happening. The units were originally 2200 sq. ft. now they're 1500-1900 sq. ft. they'll lower the property value around Grannis Lake Estates.

Mr. Massimino stated that the proposed units are comparable with the immediate area and this is the market trend after the economy fell apart.

Chairman Ruocco stated that this is the same concept as Holly Farms and every unit was sold and is much denser.

Dominic Cinotti, 41 South Strong Street spoke in opposition.

Angela Mattie stated that she feels duped after 4 ½ years you come back with a new application.

Patricia Mckechnie stated she also feels duped.

Mr. Zampa stated units 1,2,3,4,60, and 38 were never part of the original approval. No one wants this on Strong Street, we want assurances that there will be a boundary entrance, a greenway and the units will not be added.

Chairman Ruocco stated that maybe you could have a discussion with the applicant and negotiate and address these issues to downsize.

Tony Mansi asked what percentage does the town have to meet for affordable housing.

Mr. Anderson stated that this is not affordable housing and the town is required to have the maximum of 10% and we are currently at 7%.

Chairman Ruocco called to leave the public hearing open until the May 2, 2012.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk

Planning and Zoning Commission
Wednesday, April 4, 2012
East Haven Community Center; 91 Taylor Avenue

Chairman Ruocco called the Public Hearing to order at 8:30 p.m.

Roll Call – 5 Present (Ruocco, Raymond, Cannelli, Colangelo, and Giamattei)

Staff Present: Assistant Town Attorney, Kevin White, PE, Town Engineer, and Zoning Official, David Anderson.

1A: Accept / Approve minutes of March 7, 2012 Commission meeting.

Commissioner Raymond moved to accept the minutes.

Commissioner Giamattei seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

Approved

2A: No Old Business.

3A: 180 Strong Street; Site Plan Modification to add an additional 9 units to a previously approved, but not yet constructed, 51-unit Planned Elderly Facilities District (PEFD) development.

Public Hearing Remains Open/No Action Taken

3B: 72 Morgan Avenue; Coastal Site Plan Application for the construction of a second floor addition to an existing single-family home.

Mr. Anderson explained that this is a unique project with an approve CAM review and granted variance for an addition over the garage. They do not exceed the 50% requirement through FEMA.

Town Engineer, Kevin White does not have any concerns.

Commissioner Raymond moved to approve with the town's staff approval and conditions.

Commissioner Giamattei seconded the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

Approved

Commissioner Giamattei moved to adjourn.

Commissioner Cianelli seconded the motion.

Voice vote- all in favor. None opposed. No abstentions.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Roberta A. DeLuca
Commission Clerk