

Planning and Zoning  
Public Hearing

The Town of East Haven, Planning and Zoning Commission held a certain public hearing Thursday, December 19, 2013 at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT to consider the following:

Chairman Cianelli called the meeting to order at 7:04 p.m.

Roll call – 5 Present (Cianelli, Metzler, Ruocco, Fiorillo, and Colangelo)

Staff Present – Alfred Zullo, Esq., Assistant Town Attorney, Frank Biancur, Zoning Official, Kevin White, PE, Town Engineer

Public Hearing

The petition of Leonard Fasano, Esquire on behalf of South Shore LLC for a zone change and site plan involving the property located 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.

Attorney Fasano, 388 Orange Street, New Haven, CT represents the applicant. The applicant is looking to make substantial improvements to this site. The proposed units will be significantly raised to meet FEMA regulations, there is potential for return on improving this site economically and esthetically. Discussion should take place because this could be a very valuable plan to the area if completed. Attorney Fasano present an overview of the site while indicating that the site has never been updated, which lends to the transient tenants and the site remaining unstable. Due to the proximity to the shore the owner must comply with FEMA and Town regulations and must be built above the base flood elevation. Letting these buildings sit unimproved continues to devalue the surrounding properties. The new plan is to demolish the current buildings, build the new buildings to FEMA regulations, make these apartments age restricted by deed. The buildings will be four stories with the ground floor used as underneath parking. There will be elevators with handicap access, laundry rooms for the 1 and 2 bedroom apartments.

Architect, John Prowitt, Guilford, CT stated that he is experienced in the design of age restricted apartment buildings such as the one he design on the shore in West Haven and Founders Village in Branford. The buildings will have pitched roofs rated for the wind loads on the shore. Gable roof residential looking with vinyl siding and fiber cement siding; parking will be paved with an open parking concept.

Kevin White, Town Engineer stated that there is a concern with runoff into the galley system; the galleys hold and let out post storm event. Improving the current system should not cost the town. Also, we will discuss decreasing the size of the buildings with their engineer to address the runoff.

Chairman Canelli indicated to the public that they would be allowed to speak now or at the January meeting because this public hearing will remain open.

Chairman Cianelli recognized the following:

Pat Marchitto, 111-5 Cosey Beach Avenue, Victoria Beach Condos. He stated that he represents himself and the condo family at Victoria Beach Condos in support of this project. The past 25-26 years have been difficult with the unmanageable activities that take place at this site currently.

Dan McCann, 137 Mansfield Grove Road, stated that he too was in favor of this project, this site is a major problem. It also will be beneficial to the tax base.

Doug McDonald, 111-7 Cosey Beach Avenue, stated that the back of his condo is adjacent to this site and there are a lot of public safety issues. He too is in favor of this project.

Lori Ringsted, 37 Second Avenue, stated that she is an advocate of urban development but is concerned with the increase in traffic and the current drainage problem. She stated that she is not sure if she's in favor of this project because of the insufficient infrastructure in this area.

Wendy Bellmore, 57 Catherine Street, thanked Attorney Fasano for an excellent presentation but is very concerned that in the event of loss of power would these structures be supported by generators, also the height of the buildings and the infrastructure are an additional concern.

The engineer for the project indicated that improvements would be made to the infrastructure to meet town standards.

Daniel Casey, 38 Second Avenue asked if the removal of blight warrants a zone change. There does not seem to be public access to the beach area as well as maintaining some open space. His concerns are with the height of the project, obstruction of views, deed restrictions for the next 20 years, a soil study (borings, runoff, and traffic study).

Robin Winnet, 7 Henry Street is concerned with the water runoff and would like reassurance to correct the flooding issue.

Sue Pellegrino, 119 Bradford Avenue stated that for 35 years that the storm drains flood at high tide and flooding is a big concern because the system does not work adequately now.

Bob Bertso, Branford, owner of Sandpiper Restaurant is in favor of this project, it will be good for the town.

Tammy Capone, 50B Cosey Beach Avenue, has some concerns that should be addressed a traffic study, tax revenue, the density of the site, maintain traffic and drainage. Her concern is that they have owned this property, which has not been maintained for years, which has

brought property values down. Are they going to maintain properly after this project is completed or is this just a way of increase the their profit margin.

Dotty Owens, 130 Coe Avenue stated that to clean up the site is a great idea as long as they address all the issues set forth.

Chairman Cianelli is very concerned with the density and creating a new zone, as well as the drainage.

Commissioner Fiorillo states that there is a problem with 1.5 parking spaces per unit even though it exceeds the regulation, which is now obsolete. It should be more like two spaces per unit.

Attorney Fasano stated that they are in compliance with the regulation. The density is allowable this is a big gamble for the owners.

Commissioner Ruocco stated that the proposed 106 units have 159 parking spaces do not equate because most people have two cars it would be more like 212 cars. This needs to be a true 55+ restricted rental community and could someone have an 18 year old child living with them. The drainage is a problem, maybe ejection pumps to keep the ocean out. Also, he would like to see the amount of taxes generated from this project.

Commissioner Metzler asked where would visitors park.

Kevin White, Town Engineer asked a technical question to be address about the coastal jurisdiction line.

Chairman Cianelli indicated the Public Hearing is to remain open until January 23, 2014, for a continuation.

Respectfully submitted,

Roberta A. DeLuca  
Commission Clerk